



TOWN COUNCIL MEETING

Monday, March 24, 2025 at 6:00 PM

Town Hall - Chapin Hall - 41 South Main Street Randolph, MA
02368

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

Or One tap mobile: +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely.

A. Call to Order - Roll Call - Pledge of Allegiance

B. Moment of Silent Prayer

C. Announcements from the President

D. Public Hearings

1. 6:15 PM - Council Order 2024-018: Acceptance, Via Gift, of George M. Lovering Circle As A Municipal Public Way in the Town of Randolph
2. 6:15 PM - Council Order 2024-019: Acceptance, Via Gift, of McEnelly Circle As A Municipal Public Way in the Town of Randolph
3. 6:15 PM - Council Order 2025-001: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph Concerning Electric Vehicle Charging Stations

E. Public Comments/Discussions

F. Appointments

G. Motions, Orders, and Resolutions

H. Town Manager's Report

I. Old/Unfinished Business

J. New Business

- [1.](#) Council Order 2025-011: Amendment of Chapter 300 and Chapter 301 of the General Ordinances of the Town of Randolph Concerning the Charts of Fines and Fees
2. Council Order 2025-012: Authorization and Approval for Memorandum of Agreement ("MOA") For New Successor Collective Bargaining Agreement Between The Town of Randolph, Massachusetts and Local 877 (Randolph DPW Workers) ("Union")

K. Correspondence

L. Committee Reports

M. Open Council Comments

N. Executive Session

The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy concerning anticipated litigation. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

O. Adjournment

Notification of Upcoming Meeting Dates

April 14 and 28

May 5 and 19

June 9 and 23

July 14 and 28

August 11 and 25

September 8 and 22

October 20

November 3 and 24

December 8

Council Order: 2024-018**Introduced by: Town Manager Brian Howard
April 29, 2024**

**Acceptance, Via Gift, of George M. Lovering Circle
As A Municipal Public Way in the Town of Randolph**

Upon the recommendation of the Town Manager, consistent with the requirements of M.G.L. c. 82, §§ 21-24, M.G.L. chs. 41 and 44, the Subdivision Control Law and any other applicable law, and pursuant to the application for acceptance of a public way via gift submitted to the Randolph Town Council by Petitioner Mass Property Holdings, LLC, the Town of Randolph hereby lays out and accepts George M. Lovering Circle, in the subdivision known as Belcher Estates, as a municipal public way in the Town of Randolph, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds. Said premises have been offered to the Town as a gift by the current property owners. The Town hereby authorizes the acceptance of that gift. Said premises are to be conveyed to the Town subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable. Further, the Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, or other related agreements or documents as necessary for the Town of Randolph to acquire this gift of real estate for the purposes of laying out a municipal public way or to cancel said gift if in the best interests of the Town, and to take any other action necessary to carry out this real estate transfer. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds.



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

Petitioner	<u>Mass Property Holdings, LLC</u>		
Contact person	<u>Todd Sandler</u>		
Address	<u>536 N. Main Street, Randolph, MA 02368</u>		
Phone	<u>617-293-2033</u>	Email	<u>todd@toddsandler.com</u>

If property owner is not the Applicant, authorization from the owner is required

Property Owner	<u>Mass Property Holdings LLC</u>		
Address	<u>536 North Main Street, Randolph, MA 02368</u>		
Phone	<u>617-293-20333</u>	Email	<u>todd@todddandler.com</u>

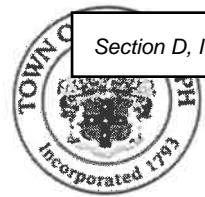
Detailed Description of Request	<p>Request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.</p>
--	---

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Applicant Manager

11/16/2021

Date



FORM M

CONVEYANCE OF EASEMENTS AND UTILITIES

Subdivision Name	<u>Belcher Estates</u>			
Street Name (s)	<u>George M. Lovering Circle</u>			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		<u>2014</u>	<u>631</u>	<u>10</u>
Assessor Map No.'s	<u>45-A-15</u>			
Applicant/Grantor	<u>Mass Property Holdings LLC</u>			
Address	<u>536 N. Main Street, Randolph, MA 02368</u>			
Address2				
Phone	<u>617-293-2033</u>	Email	<u>todd@toddsandler.com</u>	

I hereby grant to the Town of Randolph, a municipal corporation in Norfolk County, Massachusetts, with quitclaim covenants the following:

- A.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
- A1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - A2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - A3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of George M. Lovering Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
- B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Randolph and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said George M. Lovering Circle (streets), and in the above described land.

And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all encumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

GRANTOR'S TITLE TO PROPERTY

Deed From	<u>Todd A. Sandler, Trustee</u>	Date	<u>January 30, 2015</u>
Recorded Deed Book	<u>32869</u>	Page	<u>450</u>
Land Court Document		Certificate of Title	
Registration Book		Page	

This is not a homestead property

MORTGAGE TO PROPERTY

The mortgagee hereby releases unto the Town forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.

Mortgage Holder		Date	
Address			
Recorded Deed Book		Page	
Land Court Document		Certificate of Title	
Registration Book		Page	

In witness whereof we have hereunto set our hands and seals this 16 day of July, 2021

Owner Signature

Todd A. Sandler, Managerdotloop verified
07/16/21 11:35 AM EDT
N7NH-LWQ5-SROE-SF1G

Printed Name

Todd A. Sandler, Manager

Owner Signature

Michael J. Kmito, Managerdotloop verified
07/16/21 12:10 PM EDT
ANTG-B5PS-D1RA-UC8L

Printed Name

Michael J. Kmito, Manager

Owner Signature

Printed Name

Owner Signature

Printed Name

Commonwealth of Massachusetts, Norfolk, ssOn this 16 day of July, 2021, before me, the undersigned notary public,

Todd A. Sandler & Michael J. Kmito, Managers as aforesaid personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public

Michelle RogersDate Commission Expires 9/18/26

Bk 33255 Pg 511 #58953
06-26-2015 @ 03:42p

NOT AN OFFICIAL COPY
Quitclaim Deed
NOT AN OFFICIAL COPY

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Three Thousand One Hundred Fifty and 00/100 (\$503,150.00) **GRANTS TO** Thuong V. Huynh and Sau T. Tran, husband and wife, tenants by the entirety, and John T. Huynh, a single man, Tenants in Common, with an undivided one-third interest, of 7 George M. Lovering Circle, Randolph, Norfolk County, Massachusetts,
With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 2 on a "Plan of Land in Randolph, Massachusetts prepared for Belcher North Main Realty Trust, Scale 1' = 20' dated 12-5-14" prepared by Collins Civil Engineering Group, Inc., recorded with Norfolk County Registry of Deeds on December 26, 2014 as Plan Number 1967-38 in Plan Book 636, Page 26.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

For Grantor's title see deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets

ADDRESS OF THE PROPERTY: 7 George M. Lovering Circle, Randolph, MA 02368

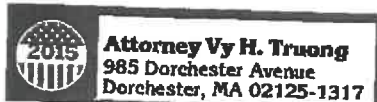
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-26-2015 @ 03:42pm
Ct1#: 2056 Doc#: 58953
Fee: \$2,295.96 Cons: \$503,150.00

Return to



NOT
Executed as a sealed instrument this 25th day of June, 2015

OFFICIAL
COPY

NOT
OFFICIAL
COPY

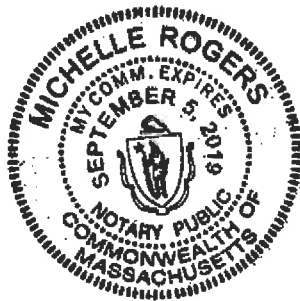
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 25th day of June, 2015, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
Notary Public: Michelle Rogers
My Commission Expires: 09/05/17

Bk 34359 Pg 24
08-12-2016 @ 03:50p

NOT A N O T
O F F I C I A L O F F I C
C O P Y C O P
Quitclaim Deed
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-12-2016 @ 03:50pm
Ct1#: 4698 Doc#: 80280
Fee: \$2,584.00 Cons: \$550,000.00

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars GRANTS TO Man Minh Tran, Individually, of 136 Quincy Street, Quincy, Massachusetts

With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 2 on a Plan of Land entitled "Plan of Land in Randolph, Massachusetts Prepared for: Belcher North Main Realty Trust, Scale 1' = 20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc., and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

Meaning and intending to convey all of grantor's interest in deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

ADDRESS OF THE PROPERTY: 8 George M. Lovering Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
 Executed as a sealed instrument this 11th day of August, 2016.
 OFFICIAL COPY

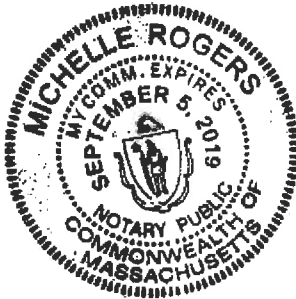
Michael J. Kmito manager
 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member

Todd A. Sandler manager
 MASS PROPERTY HOLDINGS, LLC, By:
 Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 11 day of August, 2016, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
 Notary Public: Michelle Rogers
 My Commission Expires: 9/5/19

Quitclaim Deed

ADDRESS OF THE PROPERTY: 9 George M. Lovering Circle, Randolph, MA 02368

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT
Executed as a sealed instrument this 25th day of June, 2015
OFFICIAL COPY

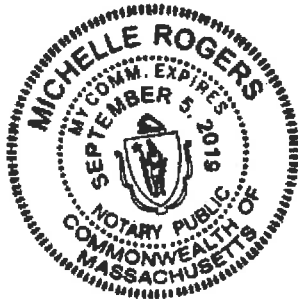
[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 25th day of June, 2015, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
Notary Public: *Michelle Rogers*
My Commission Expires: 09/05/15

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

A N

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O T

A N

F E C I A L

P Y

Quitclaim Deed

Bk 34559 P359

10-13-2016 @ 10:51a

Section D, Item 1.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
A N Date: 10-13-2016 @ 10:51am
C11: 419 Doc#: 105469
Fee: \$2,530.80 Cons: \$555,000.00
C O P Y

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00) Dollars GRANTS TO Kenneth Wong, Individually, of 10 George M. Lovering Circle, Randolph, MA
With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon situated in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 3 on a Plan of Land entitled "Plan of Land in Randolph, Massachusetts Prepared for: Belcher North Main Realty Trust, Scale 1' = 20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc., and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

Meaning and intending to convey A PORTION OF grantor's interest in deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

ADDRESS OF THE PROPERTY: 10 George M. Lovering Circle, Randolph, MA 02368

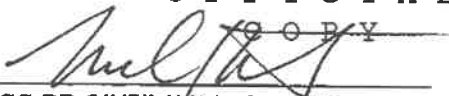
Grantor

NOT Executed as a sealed instrument this 11th day of October, 2016.

OFFICIAL

OFFICIAL

COPY

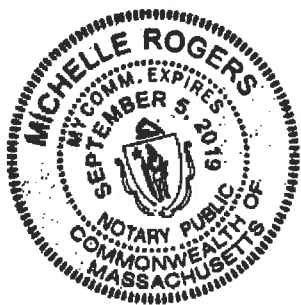

 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member



 MASS PROPERTY HOLDINGS, LLC, By:
 Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 11th day of October, 2016, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.




 Notary Public: Michelle Rogers
 My Commission Expires: 9/5/19

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

N O T
A N

CERTIFY

O F F I C I A L

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

C O P Y

N O T
A N

O F F I C

C O P Y

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-23-2016 @ 03:29pm
Ct1#: 1722 Doc#: 25505
Fee: \$2,530.80 Cons: \$555,000.00

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00) Dollars, **GRANT TO Erica J. Fredette & Peter J. Fredette**, Husband and Wife, as Tenants by the Entirety, of 6 Hazel Circle, Randolph, MA 02368

With ***QUITCLAIM COVENANTS***

For Legal Description see "Exhibit A", attached hereto and made a part hereof.

Containing 13,708 square feet of land, more or less, according to said plan.

LOCUS: 11 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

Property Address: 11 George M. Lovering Circle, Randolph, MA 02368

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Executed as a sealed instrument this 23rd day of March, 2016.



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

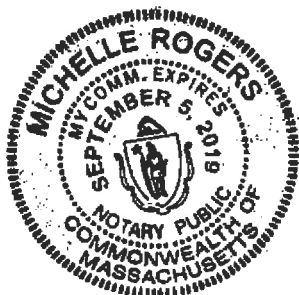



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 23rd day of March, 2016, before me, the undersigned notary public, personally appeared **Todd A. Sandler and Michael J. Kmito**, Managing members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.




Notary Public Michelle Rogers
My Commission Expires: 9/5/19

NOT
AN
OFFICIAL COPY

Exhibit A

NOT
AN
OFFICIAL COPY

The land shown as Lot 4 on a "Plan of Land entitled "Belcher Estates" Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1"=40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title see deed recorded in Book 32869, Page 450.

Property address: 11 George M. Lovering Circle, Belcher Estates, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

N O T
A N
O F F I C I A L
C O P Y

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-22-2016 @ 12:13pm
Ct1#: 803 Doc#: 24963
Fee: \$2,508.00 Cons: \$550,000.00
O F F I C
C O P Y

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars, **GRANT TO** Gary Sydavong and Julie P. Sung-Sydavong, as Husband and Wife as Tenants by the Entirety, of Randolph, MA

With **QUITCLAIM COVENANTS**

For Legal Description see "**Exhibit A**", attached hereto and made a part hereof.

Containing 13,662 square feet of land, more or less, according to said plan.

LOCUS: 12 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

Property Address: 12 George M. Lovering Circle, Randolph, MA 02368

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Executed as a sealed instrument this 21st day of March, 2016.



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

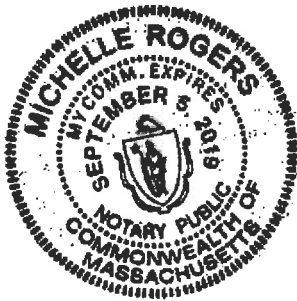



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 21st day of MARCH, 2016, before me, the undersigned notary public, personally appeared **Todd A. Sandler and Michael J. Kmito**, Managing members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.




Notary Public Michelle Rogers
My Commission Expires: 9/5/19

N O T
 A N
 O F F I C I A L **Exhibit A** O F F I C I A L
 C O P Y C O P Y

The land shown as Lot 6 on a "Plan of Land entitled "Belcher Estates" Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1"=40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title see deed recorded in Book 32869, Page 450.

Property address: 12 George M. Lovering Circle, Belcher Estates, Randolph, MA 02368

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

Mass Property Holdings, LLC, a Massachusetts limited liability company with its principal place of business located at 536 North Main Street, Randolph, MA 02368,

For consideration paid and in full consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)**,

Grants to **Bill Fang and Jenny Fang**, husband and wife, as tenants by the entirety, of 18 George M. Lovering Circle, Randolph, Norfolk County, Massachusetts,

With Quitclaim Covenants,

The land, with the buildings and improvements thereon situated, shown as Lot 5 on plan of land entitled "'Belcher Estates", Definitive Plan of Land in Randolph, Norfolk County, Massachusetts, prepared by Collins Civil Engineering Group, Inc. recorded at Norfolk Deeds in Plan Book 631, Page 10.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For Grantor's title, see Deed in Book 32869, Page 450.

This transfer does not constitute all or substantially all of the grantor's assets.

[Signature Page Follows.]

18 George M. Lovering Circle, Randolph, MA

NOT
Witness my hand and seal this 9th day of October, 2015.
OFFICIAL
COPY

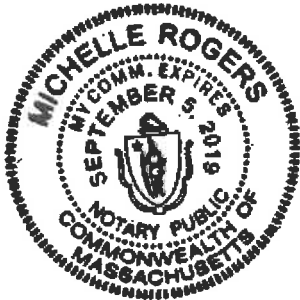
NOT
OFFICIAL
COPY
Mass Property Holdings, LLC

By: Todd A. Sandler, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared Todd A. Sandler, manager as aforesaid, proved to me through satisfactory evidence of identification, which was driver's license or personal knowledge be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



M. Rogers
Notary Public

My Commission Expires:

9/5/19

NOT
 Witness my hand and seal this 9th day of October, 2015.
 OFFICIAL
 COPY

NOT
 OFFICIAL
 COPY

Mass Property Holdings, LLC


 By: Michael J. Kmito, Manager

COMMONWEALTH OF MASSACHUSETTS

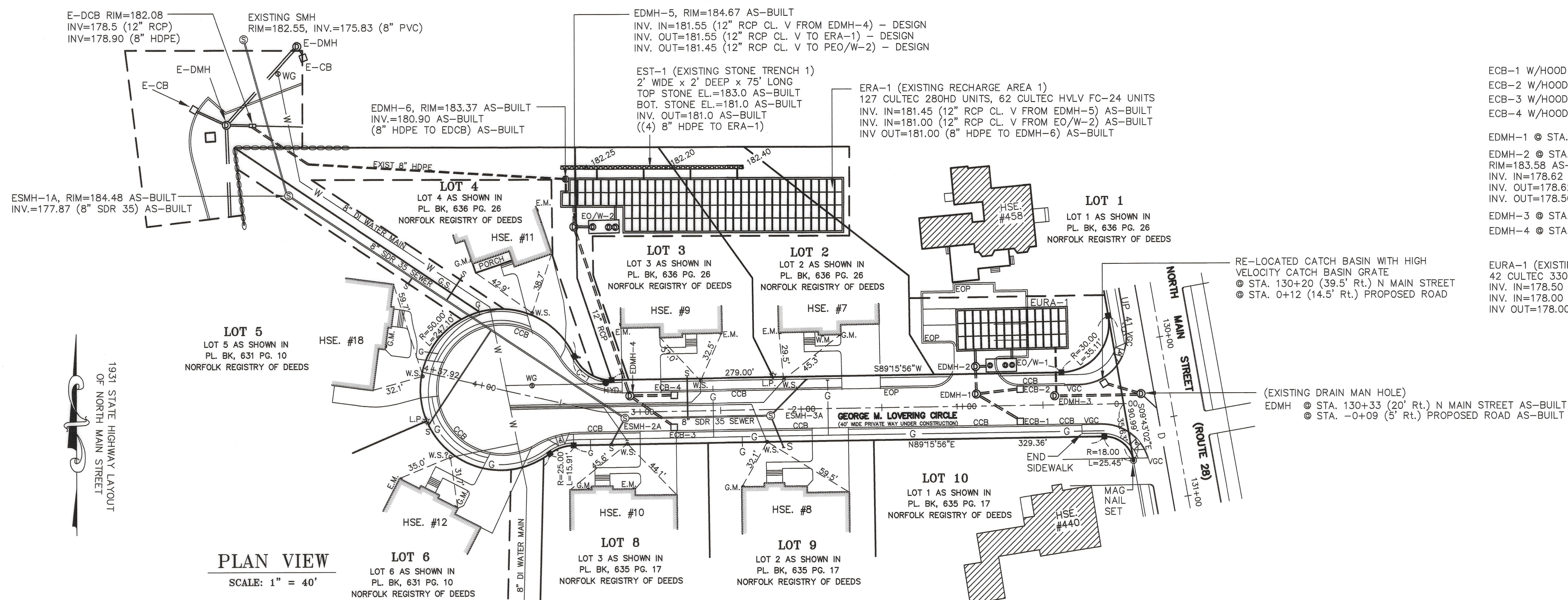
Norfolk County, ss.

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared **Michael J. Kmito**, manager as aforesaid, proved to me through satisfactory evidence of identification, which was driver's license or _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




 Notary Public

My Commission Expires: October 24, 2019



NEW UTILITY EASEMENT LOCATION.
PLAN TO BE DRAWN AND FILED
IN THE NORFOLK REGISTRY OF DEEDS.

OLD EASEMENT AS SHOWN
IN PLAN BOOK 631 PAGE 10
AT THE NORFOLK REGISTRY
OF DEEDS.

LOT 7
LOT 7 AS SHOWN IN
PL. BK. 631 PG. 10
NORFOLK REGISTRY OF DEEDS

WALES AVENUE
UP 4'

ECB-3 W/HOOD @ STA. 2+79 (12' Lt.) AS-BUILT
RIM=185.89 (FLAT TOP) AS-BUILT
INV. OUT=182.78
(12" RCP CL. V TO EDMH-4) AS-BUILT

ECB-4 W/HOOD @ STA. 2+79 (12' Rt.) AS-BUILT
RIM=185.90 (FLAT TOP) AS-BUILT
INV. OUT=182.78
(12" RCP CL. V TO EDMH-4) AS-BUILT

EDMH-1 @ STA. 0+91 (8'Rt.) AS-BUILT
RIM=182.66 (FLAT TOP) AS-BUILT
INV. IN=178.82 (12" RCP CL. V FROM ECB-3) AS-BUILT
INV. IN=178.82 (12" RCP CL. V FROM ECB-4) AS-BUILT
INV. OUT=178.78 (12" RCP CL. V TO EDMH-2) AS-BUILT

ECB-2 W/HOOD @ STA. 0+64 (12' Rt.) AS-BUILT
RIM=181.97 (FLAT TOP) AS-BUILT
INV. OUT=178.88 (12" RCP CL. V TO EDMH-1) AS-BUILT
ECB-1 W/HOOD @ STA. 0+64.5 (12' Lt.)
RIM=182.17 (FLAT TOP) AS-BUILT
INV. OUT=179.00 (12" RCP CL. V TO EDMH-1) AS-BUILT

EDMH-3 @ STA. 0+42 (5' Rt.) AS-BUILT
RIM=181.49 AS-BUILT
INV.=177.6 (6" PVC SCH 80 FROM E-URA-1) AS-BUILT
INV.=177.6 (12" RCP CL. III TO ECB-1) AS-BUILT

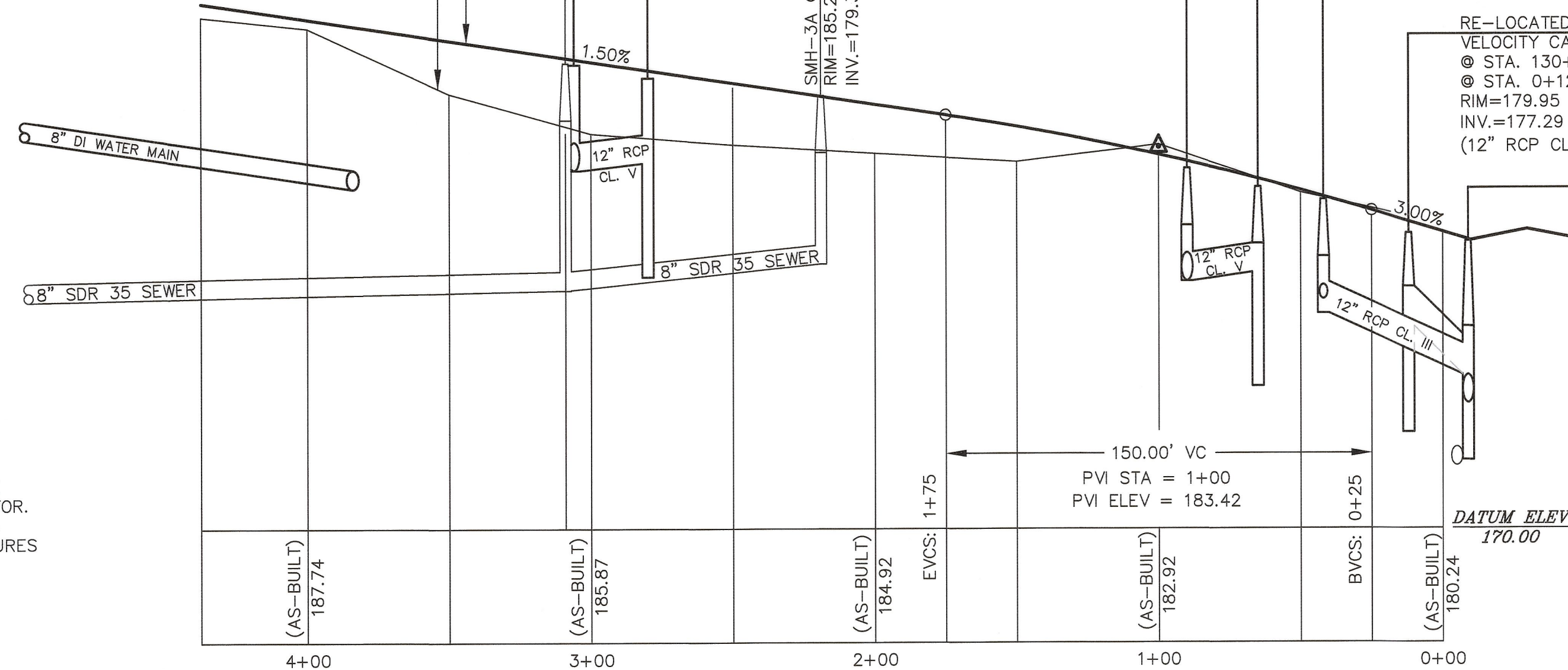
RE-LOCATED CATCH BASIN WITH HIGH
VELOCITY CATCH BASIN GRATE
@ STA. 130+20 (39.5' Rt.) N MAIN STREET
@ STA. 0+12 (14.5' Rt.) PROPOSED ROAD
RIM=179.95 AS-BUILT
INV.=177.29 (12" RCP CL. III) AS-BUILT
(12" RCP CL. III, S=0.02 TO NEW DMH)

(EXISTING DRAIN MAN HOLE)
EDMH @ STA. 130+33 (20' Rt.) N MAIN STREET AS-BUILT
@ STA. -0+09 (5' Rt.) PROPOSED ROAD AS-BUILT
RIM=180.15, INV=174.73 (12" RCP - EXISTING) AS-BUILT
EXISTING INVERT VERIFIED IN FIELD
INV. IN=175.40 (12" RCP CL. III FROM EDMH-3) AS-BUILT
INV. IN=175.40 (12" RCP CL. III FROM EDMH-3) AS-BUILT

EDMH-4 @ STA. 3+06 (9' Rt.) BURIED
RIM=186.32 (FLAT TOP) DESIGN
INV. IN=182.60 (12" RCP CL. V FROM ECB-3) - DESIGN
INV. IN=182.60 (12" RCP CL. V FROM ECB-4) - DESIGN
INV. OUT=182.60 (12" RCP CL. V TO EDMH-5) - DESIGN

ESMH-2A @ STA. 3+09 (4' Lt.) BURIED
RIM=186.37 - DESIGN
INV.=178.38 (8" SDR 35) - DESIGN

PROPOSED CENTERLINE GRADE
EXISTING CENTERLINE GRADE



ECB-1 W/HOOD @ STA. 0+64.5 (12' Lt.) AS-BUILT
ECB-2 W/HOOD @ STA. 0+64 (12' Rt.) AS-BUILT
ECB-3 W/HOOD @ STA. 2+79 (12' Lt.) AS-BUILT
ECB-4 W/HOOD @ STA. 2+79 (12' Rt.) AS-BUILT

EDMH-1 @ STA. 0+91 (8'Rt.) AS-BUILT
EDMH-2 @ STA. 0+91 (24.5' Rt.) AS-BUILT
RIM=183.58 AS-BUILT
INV. IN=178.62 (12" RCP CL. V FROM EDMH-1) AS-BUILT
INV. IN=178.50 (12" RCP CL. III FROM EDMH-2) AS-BUILT
INV. OUT=178.50 (12" RCP CL. III TO EO/W-1) AS-BUILT
EDMH-3 @ STA. 0+42 (5' Rt.) AS-BUILT
EDMH-4 @ STA. 3+06 (9' Rt.) BURIED

URA-1 (EXISTING UNDERGROUND RETENSION AREA 1)
42 CULTEC 330XLHD UNITS, 14 CULTEC HVLV FC-24 UNITS
INV. IN=178.50 (12" RCP CL. III FROM EDMH-2) AS-BUILT
INV. IN=178.00 (12" RCP CL. III FROM EO/W-1) AS-BUILT
INV. OUT=178.00 (6" PVC SCH. 80 TO EDMH-3) AS-BUILT

EO/W-1 EXISTING 5,000 GAL. OIL /WATER SEPARATOR 1)
RIM IN = 183.36, RIM OUT=183.33 AS-BUILT
INV. IN=178.40 (12" RCP CL. III FROM EDMH-2) AS-BUILT
INV. OUT=178.15 (12" RCP CL. III TO ERA-1) AS-BUILT

EO/W-2 (EXISTING 5,000 GAL. OIL /WATER SEPARATOR 2)
RIM IN = 184.66 & RIM OUT=184.75 AS-BUILT
INV. IN=181.35 (12" RCP CL. V FROM EDMH-5) AS-BUILT
INV. OUT=181.10 (12" RCP CL. V TO ERA-1) AS-BUILT

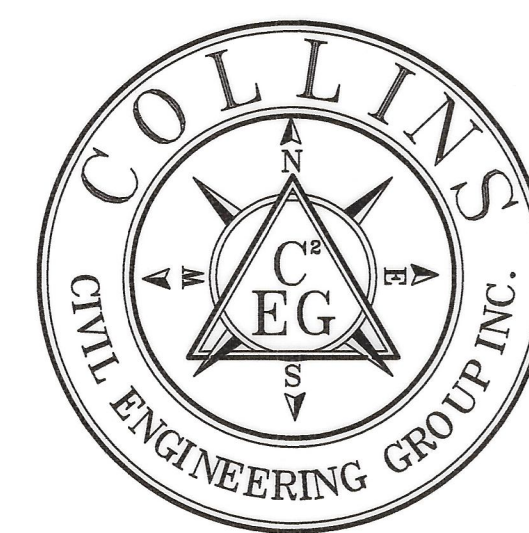
ESMH-2A @ STA. 3+07 (4' Lt.) AS-BUILT
RIM=185.87, INV.=178.50 (8" PVC)

ESMH-3A @ STA. 2+19 (4' Lt.) AS-BUILT
RIM=185.87, INV.=179.31 (8" PVC)

CENTER LINE METES AND BOUNDS

PCB/DH-1, TO BE SET, AS SHOWN ON PLAN, TO 0+00	N09°43'02"W 35.63'
0+00 TO PC=3+17.28	S89°15'56"W 317.28'
PC=3+17.28 TO PT=3+27.92	R=45.00' L=10.64' Tan=5.35' Delta=13°33'02"
PT=3+27.92 TO 4+37.92	N77°11'01"W 110.00'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	25.00'	29.09'



PREPARED FOR:

BELCHER NORTH MAIN REALTY TRUST
TODD A. SANDLER, TRUSTEE
536 NORTH MAIN STREET
RANDOLPH, MA 02368

"BELCHER ESTATES"
PLAN & PROFILE STREET AS-BUILT
IN
RANDOLPH, NORFOLK COUNTY,
MASSACHUSETTS

COLLINS CIVIL ENGINEERING GROUP, INC.

CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
TEL:508-580-2332 MOBILE: 617-347-1383 E-MAIL:GRCPE@AOL.COM

SCALE:

AS NOTED

DATE:

2-27-2017

DRAWN BY:

DJK

DESIGNED BY:

DJK

CHECKED BY:

GRC

APPROVED BY:

GRC

DRAWING NO.

2-27-2017

PROJECT NO.

13-207-1769

DESIGNED BY:

DJK

CHECKED BY:

GRC

APPROVED BY:

GRC

PROJECT NO.

13-207-1769



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

41 South Main Street
Randolph, Massachusetts 02368
www.townofrandolph.com

Section D, Item 1.

December 9, 2021

Mass Property Holdings, LLC
536 North Main Street
Randolph, MA 02368

RE: Belcher Estates
George M. Lovering Circle

Dear sirs:

On December 7, 2021, the Randolph Planning Board reviewed the records related to the above-named subdivision and unanimously voted *that the requirements for work on the ground called for by the conditional approval of **Belcher Estates** have been completed to the satisfaction of the Town Engineer and the Planning Board*; the project is deemed complete.

The Planning Board recommends acceptance of **George M. Lovering Circle** by the Randolph Town Council to become a public way. Until such vote and actions are taken by the Town Council, the street remains a private way and the responsibility of the owner(s) for maintenance.

On behalf of the Randolph Planning Board,

Michelle R. Tyler
Director of Planning

Cc: Town Council
Department of Public Works
Engineering

PLANNING DEPARTMENT

FORM N

FINAL CERTIFICATE OF COMPLETION



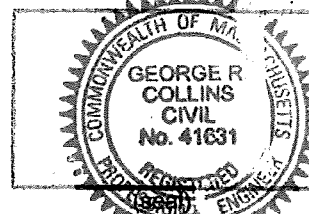
Subdivision Name	Belcher Estates			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		2014	631	10
Applicant	Mass Property Holdings LLC			
Address	536 N. Main Street, Randolph, MA 02368			
Phone	617-293-2033	Email	todd@toddsandler.com	

I hereby certify that I have complied with the Conditions of Approval and the Planning Board Rules and Regulations Governing the Subdivision of Land for the above referenced subdivision. I understand the street(s) referenced herein remain private ways until such time as they are accepted as public ways by the Town Council. I understand that those with fee interest in the street are responsible for making such a request. Further I understand that the responsibility for maintenance and repair of the street(s) remain with the owner(s) of the street(s) or Homeowner's Association until such time as the street(s) is made a public way.

Signature: _____

Date: 11-30-21

Engineer	George R. Collins
Firm/Agency	Collins Engineering Group, Inc.
Address	225 S. Main St., W. Bridgewater, MA 02379



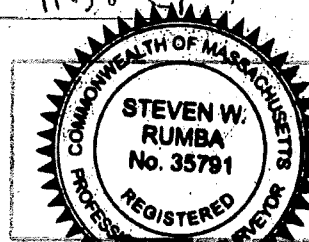
I hereby certify that the works noted herein have been constructed in accordance with the plans, specifications and conditions approved pursuant to the Planning Board Rules and Regulations Governing the Subdivision of Land and are complete. I hereby recommend this subdivision construction work for acceptance by the Planning Board.

Signature: _____

Date: 11-30-21

Applicant's Engineer

Surveyor	Steven W. Rumba
Firm/Agency	Steven W. Rumba, PLS
Address	225 S. Main St., W. Bridgewater, MA 02379



I hereby certify that the monuments and bounds have been constructed in accordance with the plans and specifications approved pursuant to the Randolph Planning Board Rules and Regulations Governing the Subdivision of Land. I hereby recommend this subdivision construction work for acceptance by the Planning Board.

Signature: _____

Date: 11-30-21

Applicant's Surveyor

TOWN OF RANDOLPH ENGINEERING

Date of Final Inspection	12/03/2021	Inspected By	Team A. Piene - Louis
--------------------------	------------	--------------	-----------------------

- ☒ This subdivision construction work **IS RECOMMENDED** for acceptance by the Planning Board.
- ☐ This subdivision is **NOT RECOMMENDED** for acceptance by the Planning Board. Reasons are specified in a separate instrument.

Signature: Team A. Piene - Louis
Town Engineer

Date: 12/03/2021

TOWN OF RANDOLPH PLANNING BOARD

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Constructed with approved waivers
<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A Constructed with approved field changes
<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A Constructed with UNAPPROVED field changes
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Form J – Inspection Sign-Off received
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Final As Built Received
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Conveyance of Easements and Utilities Received
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Binder course subjected to one winter prior to application of final course
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Drainage & utilities exposed to one additional winter season after installation
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Trees and landscaping exposed to one winter season
Street: <u>George M. Loveing</u>	<input type="checkbox"/> To remain private way	<input checked="" type="checkbox"/> Recommended for acceptance as a public way
Street:	<input type="checkbox"/> To remain private way	<input type="checkbox"/> Recommended for acceptance as a public way
Street:	<input type="checkbox"/> To remain private way	<input type="checkbox"/> Recommended for acceptance as a public way

The undersigned, being a majority of the Planning Board, hereby certify that the requirements for work on the ground called for by the conditional approval of the above referenced subdivision of land have been completed to the satisfaction of the Town Engineer and the Planning Board and the project deemed complete.

Anthony W. Pizze

Sarah D. R.

[Signature]

12/7/21
Date

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

I, DUONG KHANH HIEN AU, a married man, of 8 George M Lovering Circle, Randolph MA 02368, Commonwealth of Massachusetts for consideration paid in the amount of Seven Hundred Ninety-Five Thousand Dollar (\$795,000.00)

grant to Kim N. Le, individually, hereafter of 8 George M Lovering Circle, Randolph Massachusetts 02368

WITH QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon situated in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The Land shown as Lot 2 on a plan of Land entitled "Plan of land in Randolph, Massachusetts prepared for: Belcher North Main Realty trust, Scale 1"=20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

The Grantor does hereby voluntarily release and relinquish all of his rights Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that he waives any and all homestead rights in the property.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record, if any, insofar as the same may now be in force and applicable

For Grantor's title see quitclaim deed dated December 13th, 2019 and recorded with Norfolk County Registry of Deeds in Book 37435, Page 200 on December 13th, 2019.

Under pains and penalties of perjury, I, Lang Hue Luu, being the spouse of Duong Khanh Hien Au, release all rights of homestead in the property at 8 George M Lovering Circle, Randolph MA, being conveyed by this deed.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 07-23-2021 @ 01:27pm
Ctl#: 639 Doc#: 96263
Fee: \$3,625.20 Cons: \$795,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

[Signature and Acknowledgement to follow]

Property Address: 8 George M Lovering Circle, Randolph MA

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Witness our hands and seals this 20 day of July, 2021.

DUONG KHANH HIEN AU

LANG HUE LUU

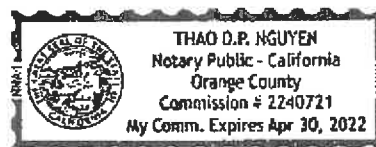
STATE OF CALIFORNIA

County Orange ss.

On this 20th day of July 2021, before me, the undersigned notary public, personally appeared **Duong Khanh Hien Au**, proved to me through satisfactory evidence of identification, which was MA driver's license to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Nguyen M
Notary Public: **THAO DP NGUYEN**
My commission expires: Apr 30, 2022

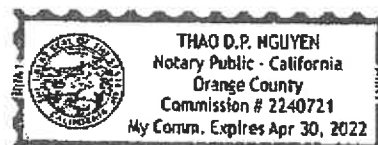
County Orange ss.



On this 20th day of July 2021, before me, the undersigned notary public, personally appeared **Lang Hue Luu**, proved to me through satisfactory evidence of identification, which was MA driver's license to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Nguyen M
Notary Public: **THAO DP NGUYEN**
My commission expires: Apr 30, 2022

After Recording Return To:
Kim N. Le
8 George M Lovering Circle,
Randolph MA



01-02-2020 @ 11:46am

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

We, **Gary Sydavong and Julie P. Sung-Sydavong**, being married, of Randolph, Massachusetts, for consideration paid and in full consideration of Six Hundred Twenty-Five Thousand and 00/100 (\$625,000.00) Dollars, grant to **Allysa M. Cambra and Joao C. Rodrigues**, as joint tenants, hereinafter of 12 George M. Lovering Circle, Randolph, MA 02368, w/ rights of survivorship

with *Quitclaim Covenants*,

For Legal Description see "**Exhibit A**", attached hereto and made a part hereof.

Containing 13,662 square feet of land, more or less, according to said plan.

LOCUS: 12 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

We hereby waive and release all rights of homestead in the granted premises and certify that no other party can claim the right of homestead in the subject property.

[Signature Pages to Follow]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-02-2020 @ 11:46am
Ctl#: 458 Doc#: 204
Fee: \$2,850.00 Cons: \$625,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Property Address: 12 George M. Lovering Circle, Randolph, MA

NOT A N
Witness my hand and SEAL this 26 day of Dec, 2019
OFFICIAL
COPY

Gary Sydavong

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

On this 26th day of Dec, 2019, before me, the undersigned notary public, personally appeared Gary Sydavong, proved to me through satisfactory evidence of identification, which was MA DL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:



BRYAN SIU
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 21, 2025

NOT
Witness my hand and SEAL this 26th day of Dec, 2019
OFFICIAL COPY

Julie P. Sung-Sydavong
Julie P. Sung-Sydavong

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

On this 26th day of Dec, 2019, before me, the undersigned notary public, personally appeared Julie P. Sung-Sydavong, proved to me through satisfactory evidence of identification, which was MA DL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My Commission Expires:



Julie P. Sung-Sydavong
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 21, 2025

N O T
A N
O F F I C I A L
C O P Y

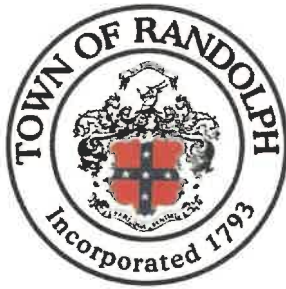
EXHIBIT A

N O T
A N
O F F I C I A L
C O P Y

The land shown as Lot 6 on a "Plan of Land entitled 'Belcher Estates' Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1" = 40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title reference, see Deed recorded with Norfolk Registry of Deeds in Book 33936, Page 137.



Town of Randolph

Office of the TOWN COUNCIL

41 South Main Street
Randolph, Massachusetts 02368
Telephone (781) 961-0918
Fax (781) 961-0905
www.townofrandolph.com

William Alexopoulos, President
Richard A. Brewer, Jr.,
Vice President
Christos Alexopoulos
James F. Burgess, Jr.
Ryan Egan
Jesse Gordon
Katrina Huff-Larmond
Kevin O'Connell
Brandon Thompson

April 11, 2024

SENT VIA FIRST-CLASS MAIL, CERTIFIED MAIL
AND EMAIL/RRR

Mass Property Holdings, LLC
Mr. Todd Sandler
536 N. Main Street
Randolph, MA 02368
Todd@toddsandler.com

RE: NOTICE OF PUBLIC HEARING: Monday, April 29, 2024
APPLICATION FOR STREET ACCEPTANCE - George M. Lovering Circle

Dear Mr. Sandler,

The Town Council received the Application for Street Acceptance by Mass Property Holdings, LLC on November 16, 2021. After reviewing the application materials, it appears that certain required information was not included in the application packet. Please provide all of the materials and information described on the attached Town of Randolph Town Council Instructions for Street Acceptance. This includes providing three copies of a plan and profile of each street drawn in ink and mylar, equivalent at a scale of one inch equals (40) feet and suitable for recording at the registry of deeds. In addition to this, please provide three copies of a notarized affidavit from the property owners stating that the owner(s) is/are requesting the Town to accept George M. Lovering Circle as a public way. Lastly, updated deeds for the following parcels need to be provided due to additional conveyances that have occurred since the application was originally produced: 8 George M. Lovering Circle and 12 George M. Lovering Circle. Please provide these supplemental materials at your earliest convenience so that your application may be deemed complete.

In anticipation of receiving the additional required materials, and pursuant to the requirements of M.G.L. ch. 166, Section 22 and other applicable law, a public hearing has been scheduled concerning your street acceptance application for **Monday, April 29, 2024, at 6:15 PM**. This hearing will take place at a hybrid meeting of the Randolph Town Council. This means that the meeting/public hearing may be attended by the Petitioner via the Internet by Zoom, by telephone, or in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368. The Zoom information will be sent to you by email prior to the public hearing and will also be available on the Town Meeting Calendar on the Town's website on the day of the meeting/hearing.

The Town Council meeting begins at 6:00 PM. It is not required that you log in or appear at that time. However, the Applicant or the Applicant's representative must be present by Zoom, by phone or in person when the 6:15 p.m. public hearing on this matter begins. Kindly let me know how many participants will appear by Zoom or by phone and how many will appear in person for the public hearing on behalf of the Applicant, and provide me with their names so that I may notify the meeting host ahead of time

This office will place legal advertisements in a local newspaper, and mail the abutter letters to the addresses that are within 100 feet of the following parcel IDs: Map 45, Block A, Parcel 38; Map 45, Block A, Parcel 39; Map 45, Block A, Parcel 40; Map 45, Block A, Parcel 41; Map 45, Block A, Parcel 42; Map 45, Block A, Parcel 43; and Map 45, Block A, Parcel 44. An invoice reflecting these costs will be submitted to your office for reimbursement of the Town's incurred expenses.

Additional information regarding the public hearing will be provided closer to the public hearing date. I look forward to working with you and please don't hesitate to contact me if you have any questions or concerns at 781-961-0918, or by email at NOliveras@Randolph-ma.gov.

Sincerely,



Natalie Oliveras
Town Council Clerk

cc: Town Manager Brian Howard - BHoward@Randolph-ma.gov
Town Attorney Christine Griffin, Esq. - CGriffin@Randolph-ma.gov
Town Council President William Alexopoulos - WAlexopoulos@Randolph-ma.gov

**Town of Randolph
Town Council
Instructions for Street Acceptance**

The creation of a public way generally requires (1) a survey to show the boundaries of the public way; (2) grants to the Town by you and your neighbors of permanent property rights for the Town to use the property for a public way; (3) Planning Board review; (4) a public meeting/hearing of the Town Council to determine whether your street should be laid out as a public way; (5) acceptance by the Town Council of your street as a public way; and (6) the recording of instruments granting property rights (easements and orders or takings or betterments) at the Registry of Deeds in the chain of title for the relevant property.

APPLICATION INFORMATION

1.	<p>File the Original Application with the following:</p> <ul style="list-style-type: none"> a. Plans: Three copies of a plan and profile of each street drawn in ink or mylar or equivalent at a scale of one inch equals (40) feet and suitable for recording at the registry of deeds. The survey and plan must be created and stamped by a registered engineer or registered land surveyor and the cost of the work shall be borne by the petitioners. b. Ownership: Deeds or other documents sufficient to determine who owns the land where the street is located. Abutters to the street may have an ownership interest in the street. Applicant must provide information sufficient to demonstrate ownership of the street and a notarized affidavit from each person with a property interest in the street stating the fact that the owner is requesting the Town to accept the street as a public way. Note that property owners/Applicants will be required to bear all costs for the layout and any required improvement of the way prior to acceptance by the Town. This may include engineering and legal costs. There is no guarantee that the Town will accept your street as a public way. c. Title certification: A title certification prepared by an attorney licensed in Massachusetts, running to the benefit of the Town, listing the names and addresses of all persons currently owning the fee to the road (generally either the developer of the subdivision and/or the abutting lot owners) and the lots affected by drainage, water, sewer, utility, access, buffer, and/or other related easements (the "appurtenant easements") to be granted to the Town; d. Copies of deeds and other instruments: A copy of the deed into the Applicant, if none of the lots abutting the road have been conveyed. If any of the lots has been conveyed, the Applicant shall also submit a copy of all the deeds out from the developer, deeds either granting or reserving easements to the developer, and any covenants, declarations, easements, or other instruments by which the developer retains or reserves the fee in the roadway and appurtenant easements. Any deeds or documents indicating ownership of any utilities above or below the road. Any documents indicating easements or other rights in the public way owned by anyone other than the developer. Unless the developer expressly states in the deed to a lot that the developer is reserving the fee to the road, it is presumed that the lot owner owns the fee to the centerline of the road abutting the lot. e. An electronic copy of the aforementioned materials shall be included with the submission of the application package to the Clerk of the Town Council.
2.	Upon receipt of the completed Application, the Clerk of the Town Council will provide the Application to the Town Clerk's Office for date and time stamp. A copy of the Application will remain with the Town Clerk's Office and the Original will be returned to the Town Council Office.
3.	The Clerk of the Town Council will submit a copy of the Application, along with all of the supporting documentation, to the Planning Board, the Town Engineer, the Building Commissioner, the Fire Chief, the Police Chief and the DPW Superintendent, with a request for input and comments.
4.	The Town Council will hold a Public Hearing within 45 days from the date the completed Application was received.
5.	The Town Council shall publish a Notice of Public Hearing regarding the Application in a newspaper having a general circulation in the Town of Randolph. The Town Council will invoice the Applicant for the cost of the Notice of Hearing, which must be paid prior to the Public Hearing.

6.	The Town Council shall obtain a certified list of abutters (within 100 feet) from the Assessor's Office and will notify all abutters of the public hearing by mail, at least 14 days prior to the public hearing. The Town Council will invoice Applicant for these costs and the invoice must be paid prior to the Public Hearing.
7.	<p>Voting Requirements:</p> <p>a. BY PURCHASE OR TAKING: If the Town is acquiring a real estate interest in the way by means of a purchase or taking the way by eminent domain, either of which requires an appropriation of funds for damages:</p> <ol style="list-style-type: none"> 1. FIRST FUNDING VOTE: A recommendation of the Town Manager and a 2/3 vote is required to fund the damages to be awarded and then a second vote is required for the acquisition or taking of the property interest in the way. 2. SECOND ACQUISITION VOTE: If the way was originally laid out under the Subdivision Control Law under the Planning Board's jurisdiction, a simple majority is required of the Council to acquire or take the way. (The petitioner would have to provide proof and/or the Planning Board would need to confirm this fact). 3. SECOND ACQUISITION VOTE: If the way was not originally laid out pursuant to the Subdivision Control Law, then a 2/3 vote is required of the Council to acquire or take the way. 4. SECOND ACQUISITION VOTE: If the Town is acquiring a real estate interest in the way by means of a gift to the Town, such that there is no need to appropriate funds for any damages, follow paragraph 2 or 3 above. Note that, for gifts, the Town Manager's recommendation to accept the way is also required. <p>b. NO ACQUISITION OF OWNERSHIP RIGHTS: If the Town is not acquiring a real estate interest in the way but is just accepting responsibility for maintaining the way:</p> <ol style="list-style-type: none"> 1. If the way was originally laid out under the Subdivision Control Law under the Planning Board's jurisdiction, a simple majority is required of the Council to accept the way for the purposes of maintaining the way. (The petitioner would have to provide proof and/or the Planning Board would need to confirm this fact). 2. If the way was not originally laid out pursuant to the Subdivision Control Law, then a 2/3 vote is required of the Council to accept the way for the purposes of maintaining the way. <p>If the Council votes to lay out the street as a public way, then any deeds, easements or orders of taking related to the street layout must be recorded by the Applicant at the Registry of Deeds, and evidence of recording must be provided to the Town, unless betterments are to be assessed, in which case the Town should record the documents together with any initial order for betterments.</p>

**"To you, it's the perfect lift chair.
To me, it's the best sleep chair
I've ever had."**

— J. Fitzgerald, VA

OVER 100,000 SOLD

3 CHAIRS IN ONE:
SLEEP/RECLINE/LIFT

Pictured is Luxurious & Lasting Miralux™. Ask about our 5 Comfort Zone chair.

You can't always lie down in bed and sleep. Heartburn, cardiac problems, hip or back aches – and dozens of other ailments and worries. Those are the nights you'd give anything for a comfortable chair to sleep in: one that reclines to exactly the right degree, raises your feet and legs just where you want them, supports your head and shoulders properly, and operates at the touch of a button.

Our **Perfect Sleep Chair®** does all that and more. More than a chair or recliner, it's designed to provide total comfort. Choose your preferred heat and massage settings, for hours of soothing relaxation. Reading or watching TV? Our chair's recline technology allows you to pause the chair in an infinite number of settings. And best of all, it features a powerful lift mechanism that tilts the entire chair forward, making it easy to stand. You'll love the other benefits, too. It helps with correct spinal alignment and promotes back pressure relief, to prevent back and muscle pain. The overstuffed, oversized biscuit style

back and unique seat design will cradle you in comfort. Generously filled, wide armrests provide enhanced arm support when sitting or reclining. It even has a battery backup in case of a power outage.

White glove delivery included in shipping charge. Professionals will deliver the chair to the exact spot in your home where you want it, unpack it, inspect it, test it, position it, and even carry the packaging away! You get your choice of Luxurious and Lasting Miralux, Genuine Italian Leather, stain and liquid repellent Duralux with the classic leather look, or plush MicroLux microfiber, all handcrafted in a variety of colors to fit any decor. Call now!

journey perfect sleep chair

888-717-9419

Please mention code 116687 when ordering.

Genuine Italian Leather
classic beauty & style

Chestnut

New Miralux™
luxurious & lasting

Light Gray

Saddle

Chocolate

Long Lasting DuraLux™
stain & liquid repellent

Burgundy

Tan

MicroLux™ Microfiber
breathable & amazingly soft

Chocolate

Blue

REMOTE-CONTROLLED EASILY SHIFTS FROM FLAT TO A STAND-ASSIST POSITION

Now available in a variety of colors, fabrics and sizes.

mobility | sleep | comfort | safety

enjoying life never gets old™

journey HEALTH & LIFESTYLE

Because each Perfect Sleep Chair is a made-to-order bedding product it cannot be returned, but if it arrives damaged or defective, at our option we will repair it or replace it. © 2022 Journey Health and Lifestyle.

ACCREDITED BUSINESS A+

46635

Public Notices

George M Lovering Cir
LEGAL NOTICE
TOWN OF RANDOLPH
TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, April 29, at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on the application by the petitioner, Mass Property Holdings, LLC, for street acceptance and request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.

Additional details about this application may be found on the Town of Randolph website or at the Randolph Town Clerk's Office, 41 South Main Street, Randolph, MA. Information on how to attend the public hearing virtually may be found on the Town of Randolph website on the website meeting calendar, on the day of the meeting.

AD# 10062805
PL 04/13 & 04/20/2024

559 Washington St.
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on April 23, 2024 at 8:00 p.m. to consider the application of Runi Enterprises, LLC, dba La Stalla Osteria & Bar, located at 559 Washington Street for an Amendment to a Common Victualler, All

Public Notices

Alcohol, Entertainment License to change hours. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to gpereira@stoughton-ma.gov.

Per Order of
Debra C. Roberts, Chair
Select Board Acting as the
Local Licensing Authority

AD# 10058974
PL 04/13/2024

McEnelly Cir
LEGAL NOTICE
TOWN OF RANDOLPH
TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, April 29, at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on the application by the petitioner, West Point Development Co., Inc., for street acceptance and request for the Town to accept McEnelly Circle in the subdivision known as Bartlett Estates as a public way.

Additional details about this application may be found on the Town of Randolph website or at the Randolph

Public Notices

Town Clerk's Office, 41 South Main Street, Randolph, MA. Information on how to attend the public hearing virtually may be found on the Town of Randolph website on the website meeting calendar, on the day of the meeting.

AD# 10062728
PL 04/13 & 04/20/2024

1261 PARK ST
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on April 23, 3034 at 8:10 p.m. to consider the application of Super Slice Management, LLC dba Piezoni's of Stoughton, located at 1261 Park Street, Stoughton, MA 02072 for the application of a License as a Common Victualler. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to gpereira@stoughton-ma.gov.

Per Order of:
Debra C. Roberts
Select Board Acting as the
Local Licensing Authority

AD# 10067857
PL 04/13/2024

SELL IT BUY IT FIND IT

cars, tickets, antiques, motorcycle, computers, boats, sports equipment, instruments, jewelry, furniture, jobs, your next pet, collectibles, sports tickets, garage sales, new homes and so much more

Check out the classified ads everyday.

NORTH AMERICA'S

#1 Selling Walk-In Tub

Featuring our Exclusive Shower Package

Special Offer FOR VETERANS!

15% Off

plus a Free Shower Package

Now you can finally have all of the soothing benefits of a relaxing warm bath, or enjoy a convenient refreshing shower while seated or standing. Introducing Safe Step Walk-In Tub's exclusive **Shower Package!**

- ✓ First and only walk-in tub available with a customizable shower
- ✓ Fixed rainfall shower head is adjustable for your height and pivots to offer a seated shower option
- ✓ Now with 10 Hydro Jets, 16 Air Bubble Jets, and *MicroSoothe®* Advanced Air Therapy System
- ✓ High-quality tub complete with a comprehensive lifetime warranty on the entire tub
- ✓ Top-of-the-line installation and service, all included at one low, affordable price

Now you can have the best of both worlds—there isn't a better, more affordable walk-in tub!

WhySafeStep.com

**With purchase of a new Safe Step Walk-In Tub.
Not applicable with any previous walk-in tub purchase.
Offer available while supplies last. No cash value.
Must present offer at time of purchase.*

866-209-0947

FINANCING AVAILABLE WITH APPROVED CREDIT

*Subject to credit approval, with the purchase of a new Safe Step Walk-In Tub or Shower. Not applicable with any previous walk-in tub or shower purchase. Safe Step Walk-In Tub is neither a broker nor a lender. Financing is provided through third-party lenders unaffiliated with Safe Step Walk-In Tub, LLC under terms and conditions arranged directly between the customer and such lender. All subject to credit requirements and satisfactory completion of finance documents. Any finance terms advertised are estimates only. Offer available in select markets, not available in Canada. Participating dealers only. Other restrictions may apply.

CSLB 983603 F13000002885 13HV08744300



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Natalie Oliveras <noliveras@randolph-ma.gov>
Draft To: Todd Sandler <todd@toddsandler.com>

Thu, Apr 25, 2024 at 9:27 AM

On Thu, Apr 25, 2024 at 9:26 AM Todd Sandler <todd@toddsandler.com> wrote:

On behalf of the applicants, Mass Property Holdings LLC, and West Point Development Co., Inc., I kindly request a continuance of the public hearings for the street acceptances of George M. Lovering Circle and McEnelly Rd. to June 10, 2024 when all the materials should be ready and will have been submitted to the Council for review. Thank you.

Respectfully submitted,

For Mass Property Holdings LLC and West Point Development Co., Inc.

Todd A. Sandler
Michael J. Kmito

--
Natalie Oliveras
Town Council Clerk
781-961-1909



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Todd@toddsandler.com <Todd@toddsandler.com>

Wed, May 29, 2024 at 2:20 PM

To: Natalie Oliveras <noliveras@randolph-ma.gov>

Cc: Mike Kmito <mjk828@yahoo.com>, Todd Sandler <toddsandler@me.com>, Christine Griffin <cgriffin@randolph-ma.gov>

Please accept this email as a request to continue the Public Hearing for the road acceptances to September 9, 2024.
Thank you.

Todd A. Sandler, CRB, CRS, SRS

Certified Real Estate Brokerage Manager

Certified Residential Specialist

Seller Representative Specialist

New Construction Specialist

Todd A. Sandler, REALTORS

Direct Cell: (617) 293-2033

Direct Fax: (781) 926-1003

Email: todd@toddsandler.com

2020 Featured Top Agent

TOP AGENT
MAGAZINE



1928 INVESTMENTS LLC
536 North Main Street
Randolph, MA 02368

September 9, 2024

Natalie Oliveras
Town of Randolph
Office of the Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptance – George M. Lovering Circle & McEnelly Circle

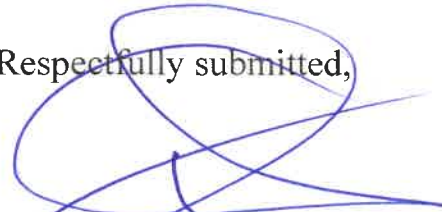
Dear Natalie:

In response to your request, please consider this letter as our request to continue the public hearings previously scheduled for September 9, 2024 at 6:15 p.m. to the Town Council meeting on January 27, 2025 at 6:15 p.m. We will provide you, in advance, the additional information you need.

The reason for the continuance request is to ensure that the Council has all the as built plans and proper forms for their consideration along with the signed and notarized letters from the homeowners on the street confirming and assenting to the town's acceptance of the street.

Please confirm your receipt of this letter and please let me know that the new date and time has been confirmed. Thank you.

Respectfully submitted,



Todd A. Sandler, Managing Member
And on behalf of Michael J. Kmito, President of West Point Development Co., Inc.

1928 INVESTMENTS LLC
536 NORTH MAIN STREET
RANDOLPH, MA 02368


January 21, 2025

Council President
Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptances

To the Council President and members: Please accept this letter on behalf of the petitioners to continue the hearings for the two street acceptances previously filed to the last meeting in March 2025. Thank you for your consideration on this request and your continued patience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Todd A. Sandler', with a long horizontal line extending to the right.

Todd A. Sandler, Managing Member
1928 Investments LLC
And on behalf of West Point Development Co., Inc.

1928 INVESTMENTS LLC
536 North Main Street
Randolph, MA 02368

March 11, 2025

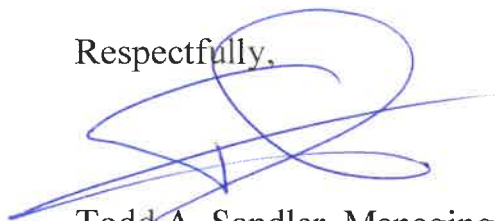
Town Council
Town of Randolph
41 South Main Street
Randolph, MA 02368

Re: Street Acceptance – George M. Lovering Circle

Dear Council Chairperson:

Please accept this letter as our request to extend the public hearing on the above request to the Council Meeting on May 19, 2025. Thank you.

Respectfully,



Todd A. Sandler, Managing Member

Acceptance, Via Gift, of McEnelly Circle
As A Municipal Public Way in the Town of Randolph

Upon the recommendation of the Town Manager, consistent with the requirements of M.G.L. c. 82, §§ 21-24, M.G.L. chs. 41 and 44, the Subdivision Control Law and any other applicable law, and pursuant to the application for acceptance of a public way via gift submitted to the Randolph Town Council by Petitioner West Point Development Co. Inc., the Town of Randolph hereby lays out and accepts McEnelly Circle, in the subdivision known as Bartlett Estates, as a municipal public way in the Town of Randolph, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds. Said premises have been offered to the Town as a gift by the current property owners. The Town hereby authorizes the acceptance of that gift. Said premises are to be conveyed to the Town subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable. Further, the Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, or other related agreements or documents as necessary for the Town of Randolph to acquire this gift of real estate for the purposes of laying out a municipal public way or to cancel said gift if in the best interests of the Town, and to take any other action necessary to carry out this real estate transfer. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds.



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

Petitioner	<u>West Point Development Co., Inc.</u>		
Contact person	<u>Michael Kmito</u>		
Address	<u>66 Jays Lane, Hanover, MA 02339</u>		
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com.com</u>

If property owner is not the Applicant, authorization from the owner is required

Property Owner	<u>West Point Development Co., Inc.</u>		
Address	<u>66 Jays Lane, Hanover, MA 02339</u>		
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com</u>

Detailed Description of Request	<p>Request for the Town to accept McEnelly Circle in the subdivision known as Bartlett Estates as a public way.</p>
--	--

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Michael J. Kmito

dotloop verified
12/17/21 3:35 PM EST
FVZX-RSQY-JRDR-IFSZ

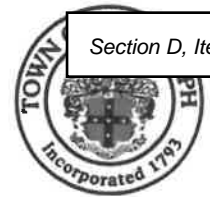
Applicant

12/17/2021

Date

PLANNING DEPARTMENT

FORM M CONVEYANCE OF EASEMENTS AND UTILITIES



Section D, Item2.

Subdivision Name	<u>Bartlett Estates</u>			
Street Name (s)	<u>McEnelly Circle</u>			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		<u>2008</u>	<u>583</u>	<u>56</u>
Assessor Map No.'s				
Applicant/Grantor	<u>West Point Development Co., Inc.</u>			
Address	<u>66 Jays Lane, Hanover MA 02339</u>			
Address2				
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com</u>	

I hereby grant to the Town of Randolph, a municipal corporation in Norfolk County, Massachusetts, with quitclaim covenants the following:

- A.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - A1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - A2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - A3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of McEnelly Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Randolph and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said McEnelly Circle (streets), and in the above described land.

And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all encumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

GRANTOR'S TITLE TO PROPERTY

Deed From	<u>Walsh & Averett</u>	Date	<u>6/26/08 & 11/31/06</u>
Recorded Deed Book	<u>25871 & 24318</u>	Page	<u>23 & 225</u>
Land Court Document		Certificate of Title	
Registration Book		Page	

This is not a homestead property

MORTGAGE TO PROPERTY

The mortgagee hereby releases unto the Town forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.

Mortgage Holder		Date	
Address			
Recorded Deed Book		Page	
Land Court Document		Certificate of Title	
Registration Book		Page	

In witness whereof we have hereunto set our hands and seals this 17 day of December, 2021

Owner Signature

Michael J. Kmito
dotloop verified
12/17/21 3:35 PM EST
6UQM-OHTZ-MCYV-YMZ8

Printed Name

Michael J. Kmito

Owner Signature

Printed Name

Owner Signature

Printed Name

Owner Signature

Printed Name

Commonwealth of Massachusetts, Norfolk, ssOn this 17 day of December, 2021, before me, the undersigned notary public,Michael J. Kmito

Michael J. Kmito personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public

Todd A. Sandler
dotloop verified
12/17/21 3:11 PM EST
HHJJ-HZVY-GUJG-1EOB
Todd A. SandlerDate Commission Expires 2/20/26

TODD A. SANDLER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
February 20, 2026

NOT DEED NOT
AN AN

We, STEVEN M. WALSH and KAREN T. WALSH, husband and wife, of Randolph, Norfolk County, Massachusetts, for consideration paid of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation, of 66 Jay's Lane, Hanover, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Randolph, with the buildings thereon, being Lot 14 as shown on plan by J. N. McClintock, Engineer, dated July 14, 1913, filed with Norfolk Plans, Plan Book 68, Plan No. 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road, one hundred ten (110) feet;
WESTERLY by Lot 13, four hundred forty (440) feet;
NORTHERLY by land now or formerly of Baxter, one hundred twenty (120) feet; and
EASTERLY by Lot 15, four hundred forty-eight (448) feet.

Containing about 49,896 square feet of land all as more particularly shown on said plan.

Said premises are conveyed subject to a grant of an easement to the Algonquin Gas Transmission Company dated June 18, 1952, recorded with Norfolk Deeds, Book 3095, Page 559.

Being the same premises conveyed to us by deed of Michael A. Thompson and Maureen K. Thompson, dated July 29, 1994 and recorded with Norfolk Deeds in Book 10610, Page 393.

WITNESS our hands and seals this 26th day of June, 2008.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Steven M. Walsh
Steven M. Walsh

Karen T. Walsh
Karen T. Walsh

COMMONWEALTH OF MASSACHUSETTS

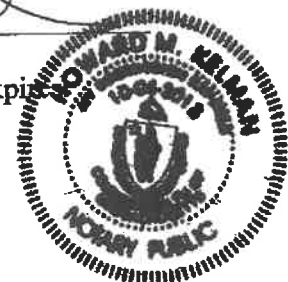
Plymouth
Norfolk, ss

June 26, 2008

Then personally appeared the above-named Steven Walsh and Karen Walsh and acknowledged the foregoing instrument to be their free act and deed before me.

CANCELLED
JUN 27 2008

[Signature]
Notary Public
My Commission Expires



16/27/08 10:29AM 01
100000 40324
TIC \$2508.00
CASH \$2508.00

Bk 24318 P225 #136375
11-30-2006 @ 02:50p

N O T QUITCLAIM DEED N O T

A N A N

We, WARREN O. AVERETT AND JENNIFER L. AVERETT f/k/a JENNIFER L. WILSON

OF: Randolph, Norfolk County Massachusetts C O P Y

IN CONSIDERATION OF: Three Hundred Thousand and no/100 Dollars (\$300,000.00)

GRANT TO: WEST POINT DEVELOPMENT CO., INC. a Massachusetts Corporation having a usual place of business at 66 Jay's Lane, Hanover, Plymouth County, Massachusetts

WITH QUITCLAIM COVENANTS:

The land, in said Randolph, with the buildings thereon, being Lot 15 as shown on Plan Norroway Park, Randolph, MA, dated July 14, 1913, by J.N. McClintock, Engineer, filed with Norfolk Deeds, Plan Book 68, Plan 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road one hundred twenty-six (126) feet
WESTERLY by Lot 14, four hundred forty-eight (448) feet
NORTHERLY by land of W. W. Baxter about one hundred seventy (170) feet and
EASTERLY by land of S. Hawkins four hundred ninety-five (495) feet

Containing about 66,860 square feet of land all as more particularly on said Plan.

Said premises are conveyed subject to an easement granted to Algonquin Gas Transmission Co. dated June 18, 1952, recorded with Norfolk Deeds Book 3095, Page 559.

For title see Norfolk Registry of Deeds Book 6407, Page 569.

EXECUTED as a sealed instrument this 30 day of November, 2006.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Warren O. Averett
Warren O. Averett

Jennifer L. Averett f/k/a Jennifer L. Wilson
Jennifer L. Averett f/k/a Jennifer L. Wilson

Commonwealth of Massachusetts

Norfolk, ss:

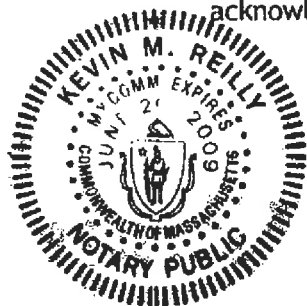
November 30, 2006

On this 30th day of November, 2006 before me the undersigned notary public, personally appeared Warren O. Averett and Jennifer L. Averett, proven to me through satisfactory evidence of identification, namely [valid motor vehicle operators license] [current federal/state government issued identification] to be the person(s) whose name(s) is/are signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

(Seal)

Notary Public Kevin M. Reilly
My commission expires: 01/26/09

CANCELLED
DEDHAM
DEEDS REG#17
NOV 30 2006
11/30/06 2:51PM 01
100000 #8273
FEE \$1368.00
CASH \$1368.00



Property Address: 24 Bartlett Road, Randolph, MA 02368

N O T DEED N O T
A N A N

We, STEVEN M. WALSH and KAREN T. WALSH, husband and wife, of Randolph, Norfolk County, Massachusetts, for consideration paid of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation, of 66 Jay's Lane, Hanover, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Randolph, with the buildings thereon, being Lot 14 as shown on plan by J. N. McClintock, Engineer, dated July 14, 1913, filed with Norfolk Plans, Plan Book 68, Plan No. 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road, one hundred ten (110) feet;
WESTERLY by Lot 13, four hundred forty (440) feet;
NORTHERLY by land now or formerly of Baxter, one hundred twenty (120) feet; and
EASTERLY by Lot 15, four hundred forty-eight (448) feet.

Containing about 49,896 square feet of land all as more particularly shown on said plan.

Said premises are conveyed subject to a grant of an easement to the Algonquin Gas Transmission Company dated June 18, 1952, recorded with Norfolk Deeds, Book 3095, Page 559.

Being the same premises conveyed to us by deed of Michael A. Thompson and Maureen K. Thompson, dated July 29, 1994 and recorded with Norfolk Deeds in Book 10610, Page 393.

WITNESS our hands and seals this 26th day of June, 2008.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Steven M. Walsh
Steven M. Walsh

Karen T. Walsh
Karen T. Walsh

Plymouth
Norfolk, ss

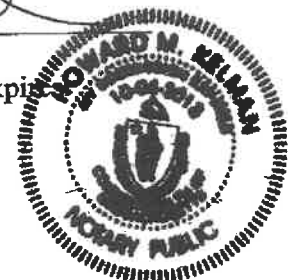
COMMONWEALTH OF MASSACHUSETTS

June 26, 2008

Then personally appeared the above-named Steven Walsh and Karen Walsh and acknowledged the foregoing instrument to be their free act and deed before me.

CANCELLED
JUN 27 2008
DEEDS REGISTRY
NORFOLK
DEDHAM

[Signature]
Notary Public
My Commission Expires



16/27/08 10:23AM 01
10000 #5324
TAX \$2508.00
TAX \$2508.00

N O T QUITCLAIM DEED T
A N A N

WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation having
an usual place of business at 66 Jay's Lane, Hanover, Plymouth County, MA

IN CONSIDERATION OF: FOUR HUNDRED FIFTY THOUSAND and 00/100
DOLLARS (\$450,000.00)

GRANT TO: EMMANUELLE RENELIQUE and EMMANUELLA RENELIQUE, as
joint tenants and not as tenants in common

OF: 6 McEnelly Circle, Randolph, Norfolk County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Randolph, Norfolk
County, Massachusetts, shown as **Lot 3** on a plan entitled "Definitive Plan of
Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by
Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised
May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan
Book 583, Page 56 and to which plan reference is hereby made for a more
particular description of said premises.

Lot 3 contains 12,090 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown
on the aforementioned plan, which interest is reserved and retained by the
Grantor.

Together with the right to use McEnelly Circle in common with all others
entitled thereto for all purposes for which streets and ways are used in the
Town of Randolph.

The undersigned hereby certifies that this conveyance is not a sale or transfer
other than in the ordinary course of business and that it does not constitute a
sale of all or substantially all of the assets of the grantor corporation in the
Commonwealth of Massachusetts.

For title, see Deeds recorded Norfolk County Registry of Deeds Book 24318,
Page 225 and Book 25871, Page 23.

IN WITNESS WHEREOF, the said WEST POINT DEVELOPMENT CO., INC., has
caused its corporate seal to be hereto affixed and these presents to be signed,
acknowledged and delivered in its name and behalf by MICHAEL J. KMITO, its

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

LOCUS: 6 McEnelly Circle, Randolph, MA 02368

President and Treasurer, Thereto duly authorized, this 27th day of October, 2010.

A N A N
O F F I C I A L O F F I C I A L
C O P Y WEST POINT DEVELOPMENT CO., INC.

By: 
Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

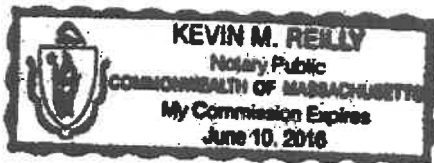
NORFOLK, SS.

On this 27th day of October, 2010, before me, the undersigned notary public personally appeared MICHAEL J. KMITO, proved to me through satisfactory evidence of identification, being

- ☐ driver's license or other state or federal government document bearing a photographic image,
- ☐ oath or affirmation of a credible witness known to me who knows the above signatory,
- ☒ my own personal knowledge of the identify of the signatory.

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as President and Treasurer of West Point Development Co., Inc.


Notary Public
My Commission Expires: 6/10/2016



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-08-2010 @ 12:24pm
Ctl#: 1170 Doc#: 115532
Fee: \$2,052.00 Cons: \$450,000.00

Bk 31900 P353 #133538
11-15-2013 @ 03:27p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
N O T
A N
C E R T I F Y
O F F I C I A L
C O P Y
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O MASSACHUSETTS STATE EXCISE TAX
A N Norfolk Registry of Deeds
Date: 11-15-2013 @ 03:27pm
C L I P 1459 Doc# 133538
Fee: \$1,860.48 Cons: \$408,000.00
O F F I C
C O P Y

QUITCLAIM DEED

WE, Andy Quan and Karen Quan, Being Married to each other

of Randolph, Massachusetts

for consideration paid, said consideration being Four Hundred Eight Thousand (\$408,000.00) Dollars

grant to James Joseph and Shelby A. Joseph, husband and wife, tenants by the entirety

of 10 McEnelly Circle, Randolph, Massachusetts

with *Quitclaim* covenants, in the following property:

The land with the buildings and improvements thereon in the Town of Randolph, Norfolk County, Massachusetts, shown as lot 4 on a plan entitled "Definitive Plan of land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded in Norfolk Registry of Deeds in Plan Book 583, Page 56, to which plan reference is hereby made for a more particular description.

Said Lot 4 contains 12,913 square feet, all as shown on said plan.

Subject to the Utility Easement as shown on the aforementioned plan.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which ways and streets are used in the Town of Randolph.

Under pains and penalties of perjury, we hereby release all rights of homestead that we may have in this property and further state that no other persons have any rights of homestead in this property.


Property Address: 10 McEnelly Circle, Randolph, Massachusetts

For title, see deed dated ~~October 28, 2009~~ ^{NOV 7} and recorded in Norfolk Registry of Deeds at Book 27177, Page ~~124~~ ¹²⁴.

O F F I C I A L O F F I C I A L

WITNESS my hand and seal this 15 day of November, 2013.


Andy Quan

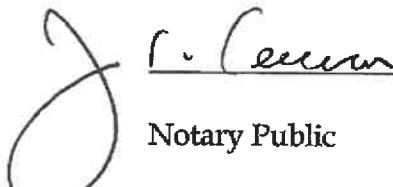

Karen Quan

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

November 15 2013

On this date, before me, the undersigned notary public, personally appeared Andy Quan and Karen Quan who proved to me through satisfactory evidence of identification, which was drivers licenses (type of identification) to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public

My Commission expires:



JOSEPH P. ANDERSON, ESQ.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 27, 2015

N O T QUITCLAIM DEED T
A N A N

WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation having
an usual place of business at 66 Jay's Lane, Haverhill, Plymouth County, MA

IN CONSIDERATION OF: FOUR HUNDRED TWENTY FIVE THOUSAND and
00/100 DOLLARS (\$425,000.00)

GRANT TO: STEVEN M. WALSH and KAREN T. WALSH, husband and wife as
tenants by the entirety

OF: 16 McEnelly Circle, Randolph, Norfolk County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Randolph, Norfolk
County, Massachusetts, shown as Lot 5 on a plan entitled "Definitive Plan of
Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by
Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised
May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan
Book 583, Page 56 and to which plan reference is hereby made for a more
particular description of said premises.

Lot 5 contains 17,316 square feet of land, all as shown on said plan.

Subject to Water Easement and Utility Easement as shown on the
aforementioned plan.

Subject to Easement to Algonquin Gas Transmission Co. as shown on said
plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown
on the aforementioned plan, which interest is reserved and retained by the
Grantor.

Together with the right to use McEnelly Circle in common with all others
entitled thereto for all purposes for which streets and ways are used in the
Town of Randolph.

The undersigned hereby certifies that this conveyance is not a sale or transfer
other than in the ordinary course of business and that it does not constitute a
sale of all or substantially all of the assets of the grantor corporation in the
Commonwealth of Massachusetts.

For title, see Deeds recorded Norfolk County Registry of Deeds Book 24318,
Page 225 and Book 25871, Page 23.

LOCUS: 16 McEnelly Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Steven Walsh
16 McEnelly Circle
Randolph, MA

IN WITNESS WHEREOF, the said WEST POINT DEVELOPMENT CO., INC., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by MICHAEL J. KMITO, its President and Treasurer, hereto duly authorized, this 19th day of March, 2009.

WEST POINT DEVELOPMENT CO., INC.

By: 

Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 19th day of March, 2009, before me, the undersigned notary public personally appeared MICHAEL J. KMITO, proved to me through satisfactory evidence of identification, being

- driver's license or other state or federal government document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory,
- ✓ my own personal knowledge of the identify of the signatory.

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as President and Treasurer of West Point Development Co., Inc.


Notary Public Kevin M. Reilly
My Commission Expires: 6/26/2009

CANCELLED
MAR 26 2009
NORFOLK

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-26-2009 @ 12:34pm
Ct1#: 1117 Doc#: 29751
Fee: \$1,938.00 Cons: \$425,000.00

03/26/09 12:37PM 01
000000 #2133

FEE \$1938.00

CASH \$1938.00

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Quitclaim Deed

We, Matthew R. Neel and Christine Marie Graziano-Neel, being married to each other,
of Randolph, MA

for consideration paid, and in full consideration of SIX HUNDRED TWO THOUSAND
AND 00/100 Dollars (U.S. \$602,000.00)

GRANT TO Lucy Gia Tang, individually
now of 15 Mcenelly Circle, Randolph, MA

With **QUITCLAIM COVENANTS**

The land with the buildings and improvements thereon in Randolph, Norfolk County,
Massachusetts, shown as **Lot 6** on a plan entitled "Definitive Plan of Land Lots 1 & 2
Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc.,
which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the
Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan
reference is hereby made for a more particular description of said premises.

Lot 6 contains 20,408 square feet of land, all as shown on said plan.

Subject to 20.00 foot Water Easement as shown on the aforementioned plan. Subject to
Gas Transmission Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the
aforementioned plan, which interest was reserved and retained by the Grantor in Deed
recorded at Book 27488, Page 397.

Together with the right to use McEnelly Circle in common with all others entitled thereto
for all purposes for which streets and ways are used in the Town of Randolph.

The Grantors hereby release any and all rights of Homestead in the premises they may
have or may be entitled to and further state under the pain and penalties of perjury that
no other person, beneficiary or entity has or is entitled to an estate of homestead in the
premises conveyed by this Deed.

Property Address: 15 Mcenelly Circle, Randolph, MA

NOT
A N
O F F I C I A L

NOT
A N
O F F I C I A L

Meaning and intending to convey the same premises conveyed to Grantors by Deed dated December 11, 2018 and recorded with Norfolk County Registry of Deeds in Book 36513, Page 480.

Witness my hand and seal this 9th day of October, 2020,

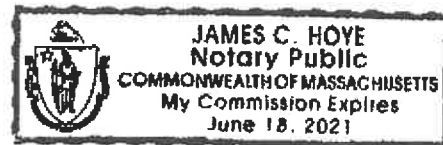

Christine Marie Graziano-Neel

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 9th day of October, 2020, before me, the undersigned notary public, personally appeared Christine Marie Graziano-Neel, proved to me through satisfactory evidence of identification, which were M4 NL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires



Witness my hand and seal this 8 day of October, 2020.


Matthew R. Neel

OFFICIAL
COPY

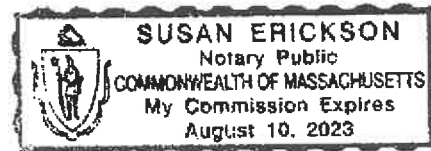
OFFICIAL
COPY

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 8th day of October, 2020, before me, the undersigned notary public, personally appeared Matthew R. Neel, proved to me through satisfactory evidence of identification, which were photocopies, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (~~she~~) signed it voluntarily for its stated purpose.


Notary Public Susan Erickson
My Commission Expires 8/10/2023



MASSACHUSETTS STATE EXCISE TAX
 Norfolk Registry of Deeds
 Date: 06-12-2015 @ 03:11pm
 Ct1#: 1376 Doc# 52677
 Fee: \$2,006.40 Cons: \$440,000.00

Bk 33210 Pg 431 #52677
 06-12-2015 @ 03:11p

N O T

A N RECEIVED AND RECORDED

NORFOLK COUNTY

REGISTRY OF DEEDS

DEDHAM, MA

O F F I C I A L
 C O P Y

O F F I C I A L
 C O P Y

QUITCLAIM DEED

CERTIFY

William P. O'Donnell
 WILLIAM P. O'DONNELL, REGISTER

We, Wade A. Cole and Ventrice Shillingford-Cole, Husband and Wife, of Randolph, Norfolk County, Massachusetts

For Consideration Paid and In Full Consideration Of Four Hundred Forty Thousand (\$440,000.00) Dollars

Grant To Kenneth Stokes and Christina Hill-Stokes, Husband and Wife, as Tenants by the Entirety

Of 9 McEnelly Circle, Randolph, MA

with Quitclaim Covenants

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 7 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 7 contains 12,096 square feet of land, all as shown on said plan.

Subject to Drain Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest to McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Being the same premises conveyed by deed dated October 9, 2009 and recorded with the Norfolk County Registry of Deeds in Book 27125, Page 457.

Grantors hereby release all rights of homestead and state that no other persons are entitled to any benefits of an existing estate of homestead.

Property Address: 9 McEnelly Circle, Randolph, MA 02368

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

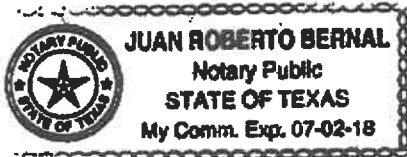
WITNESS my hand and seal this 28 day of October, 2014

Wade A. Cole
Wade A. Cole

COMMONWEALTH/STATE OF Texas

Bexar ss

On this 28 day of October, 2014, before me, the undersigned notary public, personally appeared Wade A. Cole, proved to me through satisfactory evidence of identification, which was MASSACHUSETTS Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose.



[Signature]

Notary Public:

My Commission Expires:

62

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
O C E R T I F I C A T E
F I C
WILLIAM P. O'DONNELL, REGISTER

Bk 32372 Pg 310 #54573
07-03-2014 @ 12:19p
N O R T H A S S A C H U S E T T S S T A T E E X C I S E T A X
A N N O U N C E M E N T
Norfolk Registry of Deeds
Date: 07-03-2014 @ 12:19pm
File #: 286 Doc#: 54573
Fee: \$2,257.20 Cons: \$495,000.00
O F F I C I A L C O P Y

(Do not write above this line – For Registry Use Only)

QUITCLAIM DEED

GRANTOR: Calvin J. Zhou and Yuan Lin, a married couple

OF: 5 McEnelly Circle, Randolph, Massachusetts 02368

FOR CONSIDERATION OF: Four Hundred Ninety Five Thousand Dollars (\$495,000.00) paid,

GRANT TO: Chinyere Vivian Nwanesidu

OF: 8 Elven Road, Boston, Massachusetts 02131

WITH QUITCLAIM COVENANTS,

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 8 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 8 contains 12,189 square feet of land, all as shown on said plan.

Subject to Drain Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by West Point Development Co., Inc.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Property Address: 5 McEnelly Circle, Randolph, Massachusetts 02368

N O T

N O T

Being the same premises conveyed to Calvin J. Zhou and Yuan Lin by deed of West Point
 Development Co., Inc., dated March 1, 2012, and recorded with the Norfolk County Registry of
 Deeds at Book 29727, Page 97.

Grantors hereby releases all rights of Homestead in the Premises and affirm that he or she has
 no former spouse, partner or former partner in a civil union, who can claim the benefit of the
 Massachusetts Homestead Act.

{THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK}

NOT
SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, THIS 30 DAY OF June, 2014.
OFFICIAL COPY


NOT
SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, THIS 30 DAY OF June, 2014.
OFFICIAL COPY


Calvin J. Zhou Yuan Lin


COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

On this 30 day of July, 2014, before me, the undersigned notary public, personally appeared Calvin J. Zhou and Yuan Lin and proved to me through satisfactory evidence of identification, which were **Massachusetts Driver's Licenses**, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily aforesaid, for its stated purpose, and that the foregoing instrument is their free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.


_____, Notary Public
My commission expires: 9/8/17

 **ALLEN WONG**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 8, 2017



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-25-2019 @ 11:50am
Ctl#: 549 Doc#: 0507
Fee: \$1,550.40 Cons: \$340,000.00

N O T

A N

O F F I C I A L
C O P Y

O F F I C I A L
C O P Y

Quitclaim Deed

I, **Kenny L. Bettencourt**, being married to Jessica Bettencourt, in full consideration paid in the amount of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)**, grant to, Kristin Potrikus & Kenny Nguyen as Joint Tenants with Rights of Survivorship now of 24 Bartlett Street, Randolph, Massachusetts, with **Quitclaim Covenants**,

Property Address: 24 Bartlett Road, Randolph, MA 02368

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, Shown as Lot 1 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 1 contains 12,164 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right of use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Subject to 20.00' Drainage Easement as shown on the aforementioned plan.

Subject to and together with the easements, takings, restrictions, reservations and all matters of record insofar as in force and applicable.

The grantor hereby releases any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed.

For grantors title see deed from West Point Development Co., Inc., to Kenny L. Bettencourt, dated April 16, 2013 and recorded on May 1, 2013 in Book 31290, Page 105 at the Norfolk County Registry of Deeds.

Return: Kristin Potrikus & Kenny Nguyen, 24 Bartlett Road, Randolph, MA 02368

68

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

MASSACHUSETTS QUITCLAIM DEED

I, **Carl H. Smith, Jr.**, an unmarried person, of 22 Bartlett Road, Randolph, Massachusetts, for full consideration paid of FIVE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$599,000.00) Dollars, **grant to Matthew Doan and Nguyet Nguyen**, as Joint Tenants with Right of Survivorship, now of 22 Bartlett Road, Randolph, Massachusetts *with quitclaim covenants*

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 2 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 2 contains 12, 102 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by West Point Development Co., Inc.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

LOCUS: 22 Bartlett Road, Randolph, MA 02368

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

For title, see deed from Ben A. Le, dated December 9, 2019 and recorded on December 12, 2019 with the Norfolk Registry of Deeds in Book 37431, Page 552.

I, the Grantor named herein, do hereby voluntarily release all my rights of Homestead as set forth in M.G.L. Chapter 188, if any and state under the pains and penalties of perjury that there is no other person entitled to any such rights.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-10-2020 @ 11:48am
Ctl#: 534 Doc#: 94648
Fee: \$2,731.44 Cons: \$599,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Return To:
Attorney Vy H. Truong
985 Dorchester Avenue
Dorchester, MA 02125

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

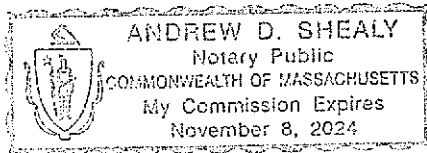
Witness my hand and seal on this 17 day of August, 2020

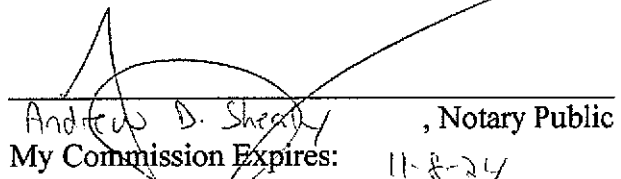

Carl H. Smith, Jr.

COMMONWEALTH OF MASSACHUSETTS

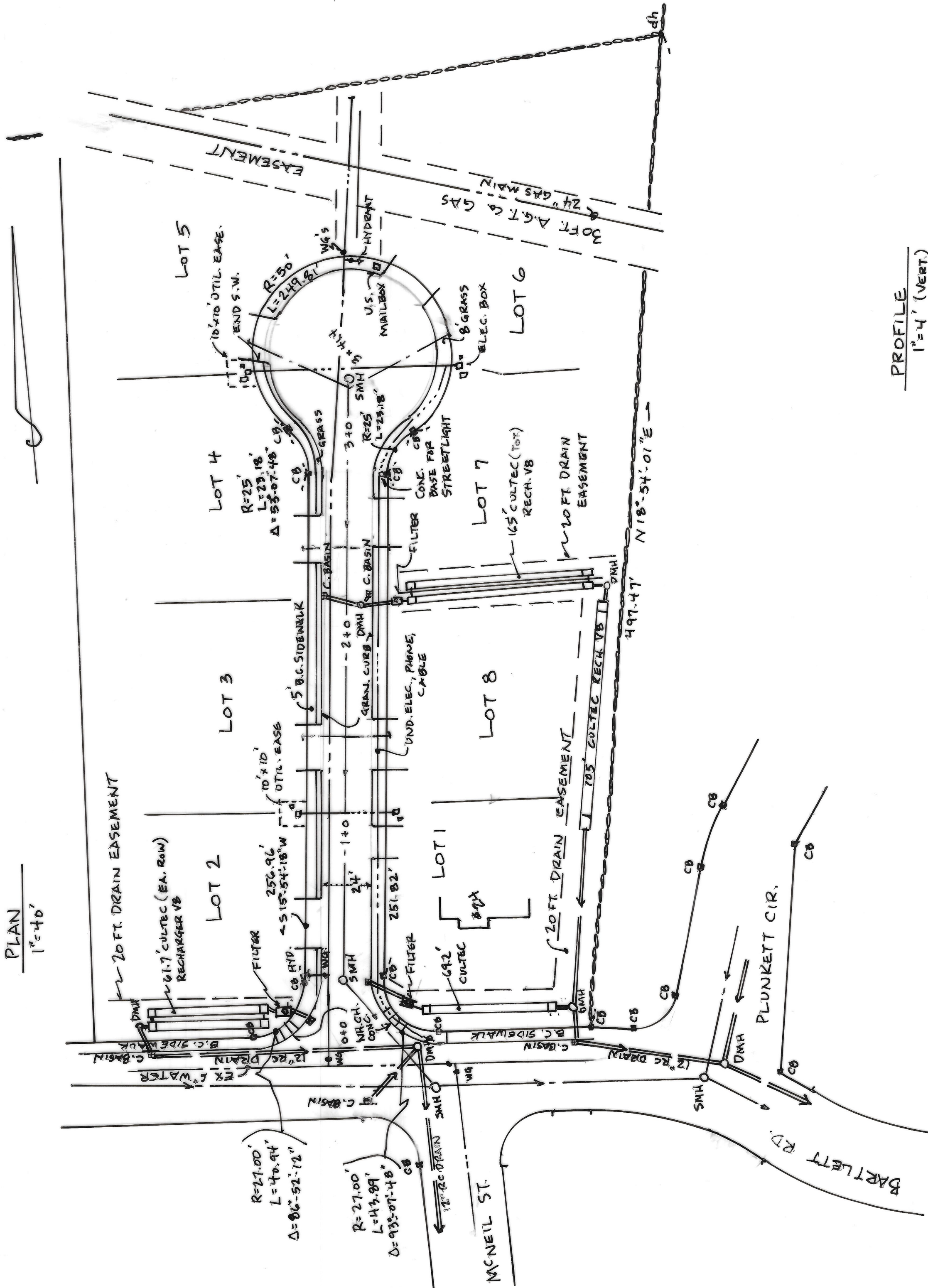
Middlesex, ss

On this 17 day of August, 2020, before me, the undersigned notary public, personally appeared Carl H. Smith, Jr., proved to me through satisfactory evidence of identification, which was a passport and/or driver's license, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and acknowledged to me that s/he signed it voluntarily for its stated purpose as his/her free act and deed.

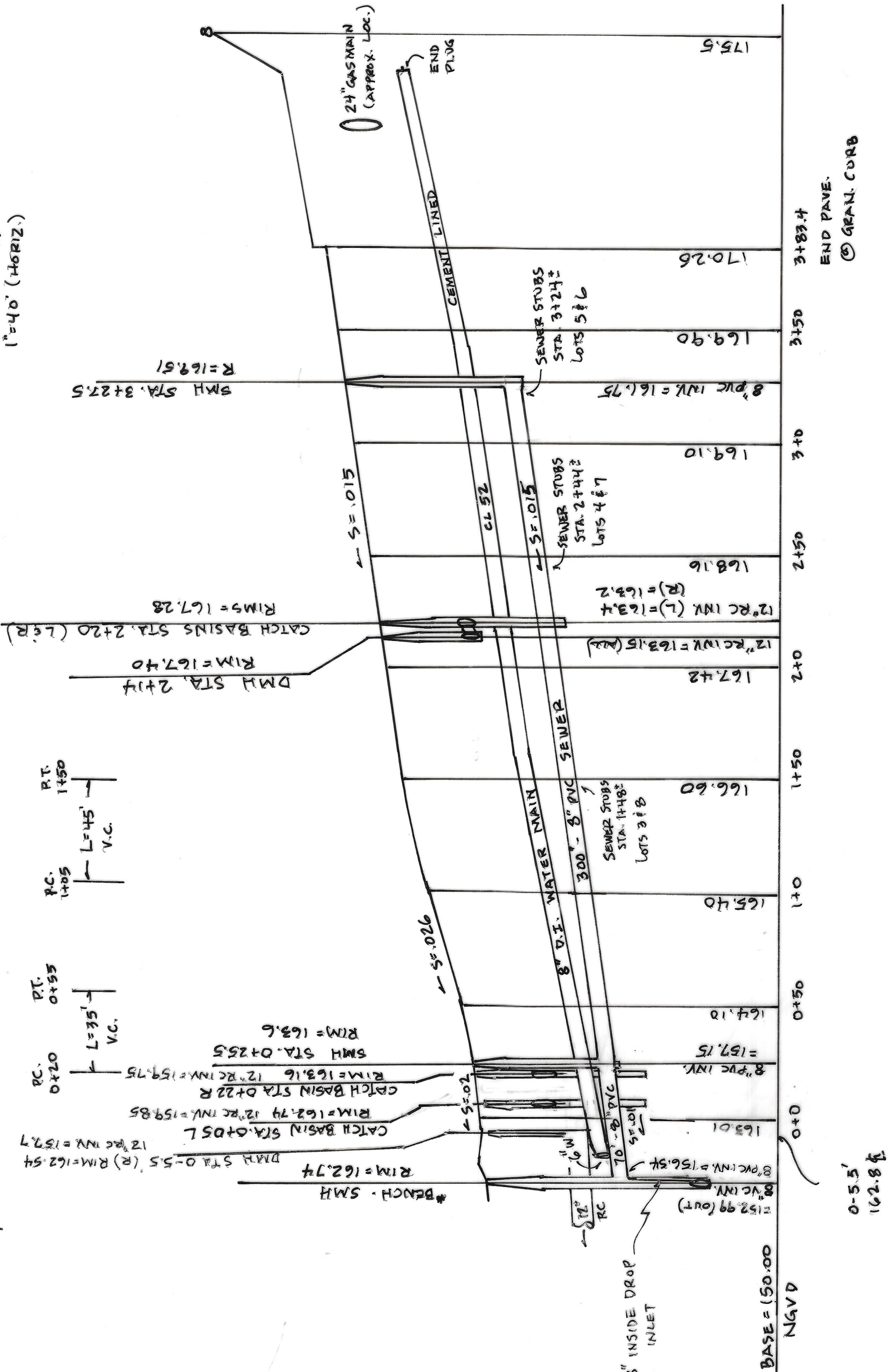



Andrew D. Shealy, Notary Public
My Commission Expires: 11-8-24

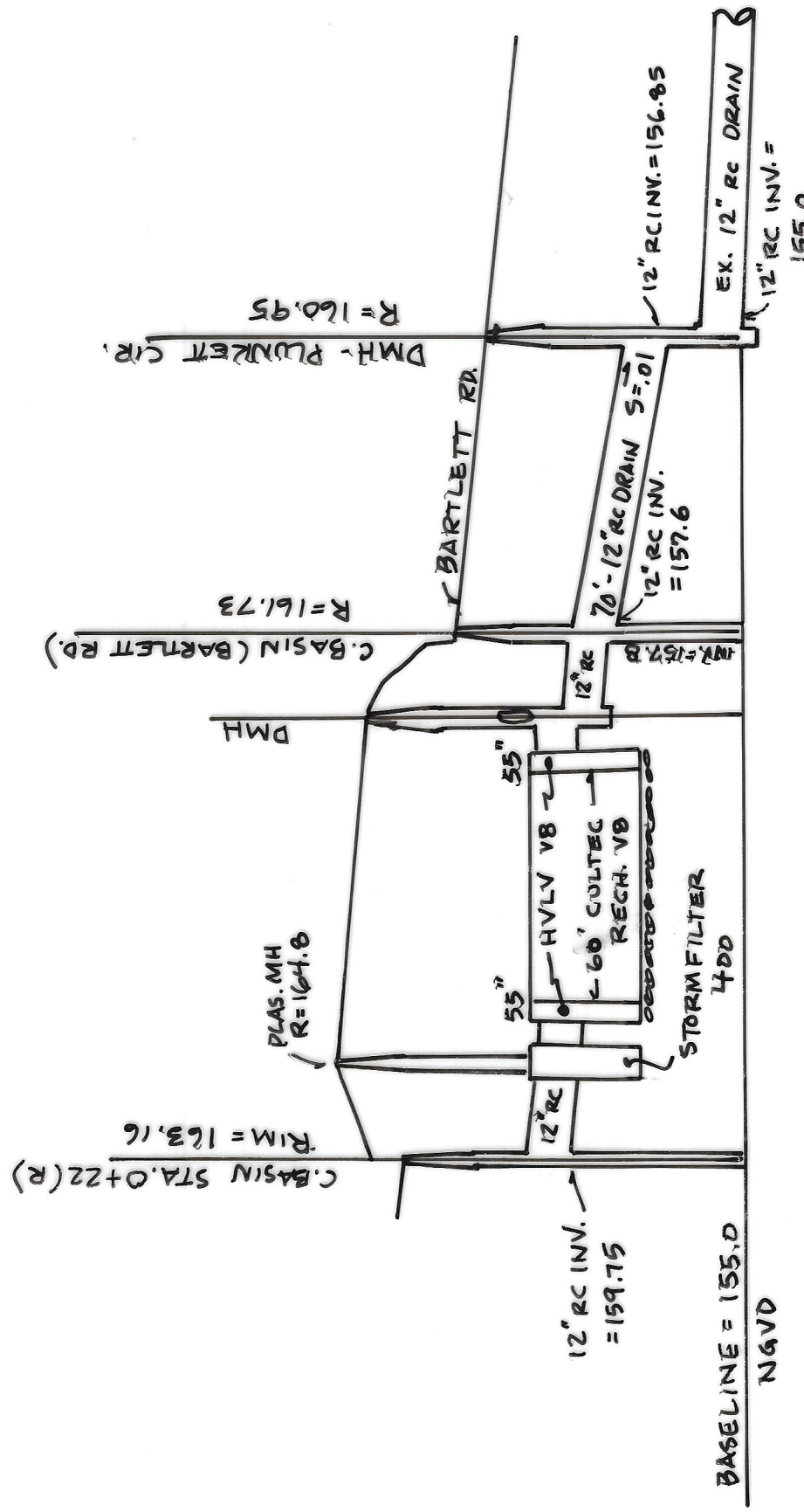
PLAN
1"=40'



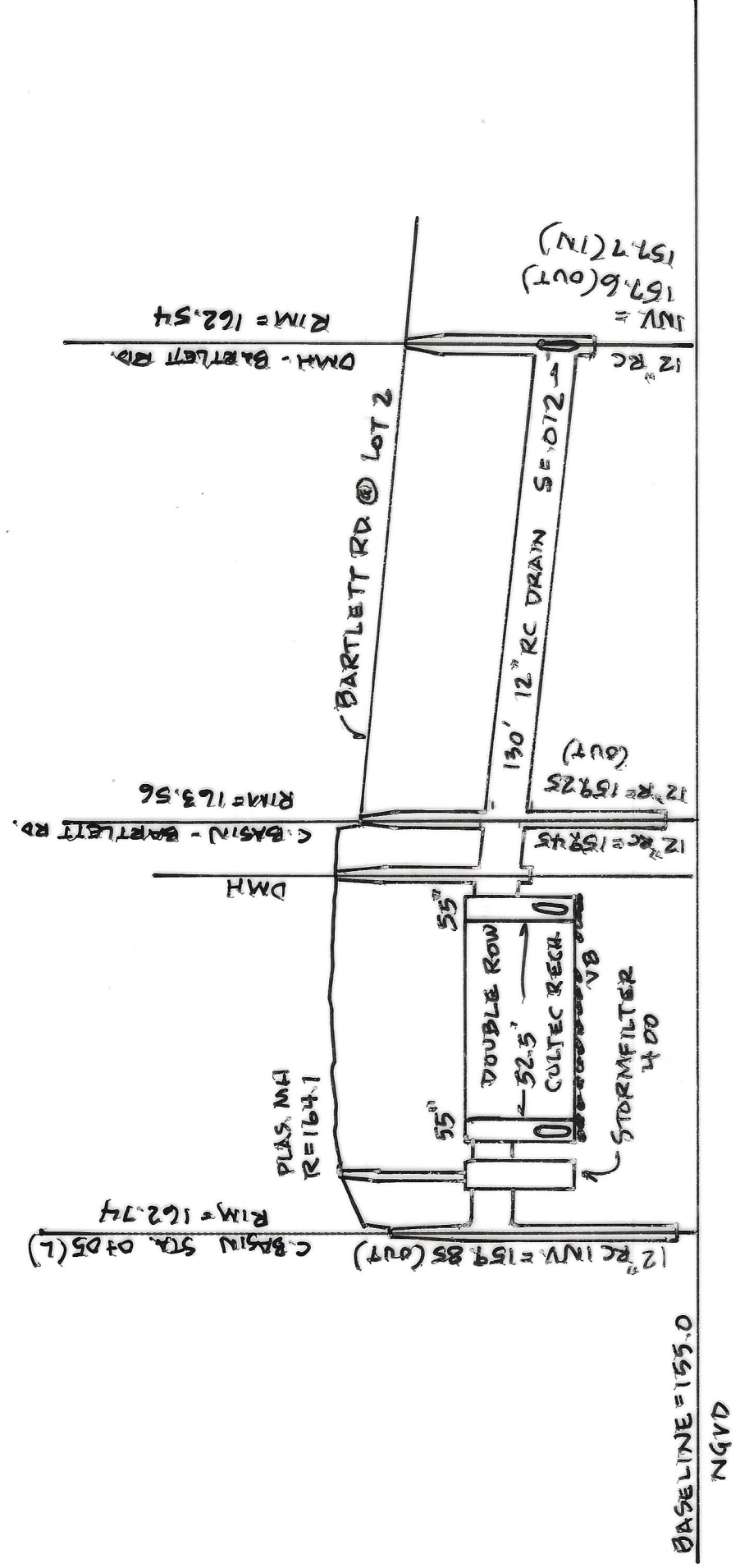
PROFILE
1"=4' (VERT)
1"=40' (HORIZ)



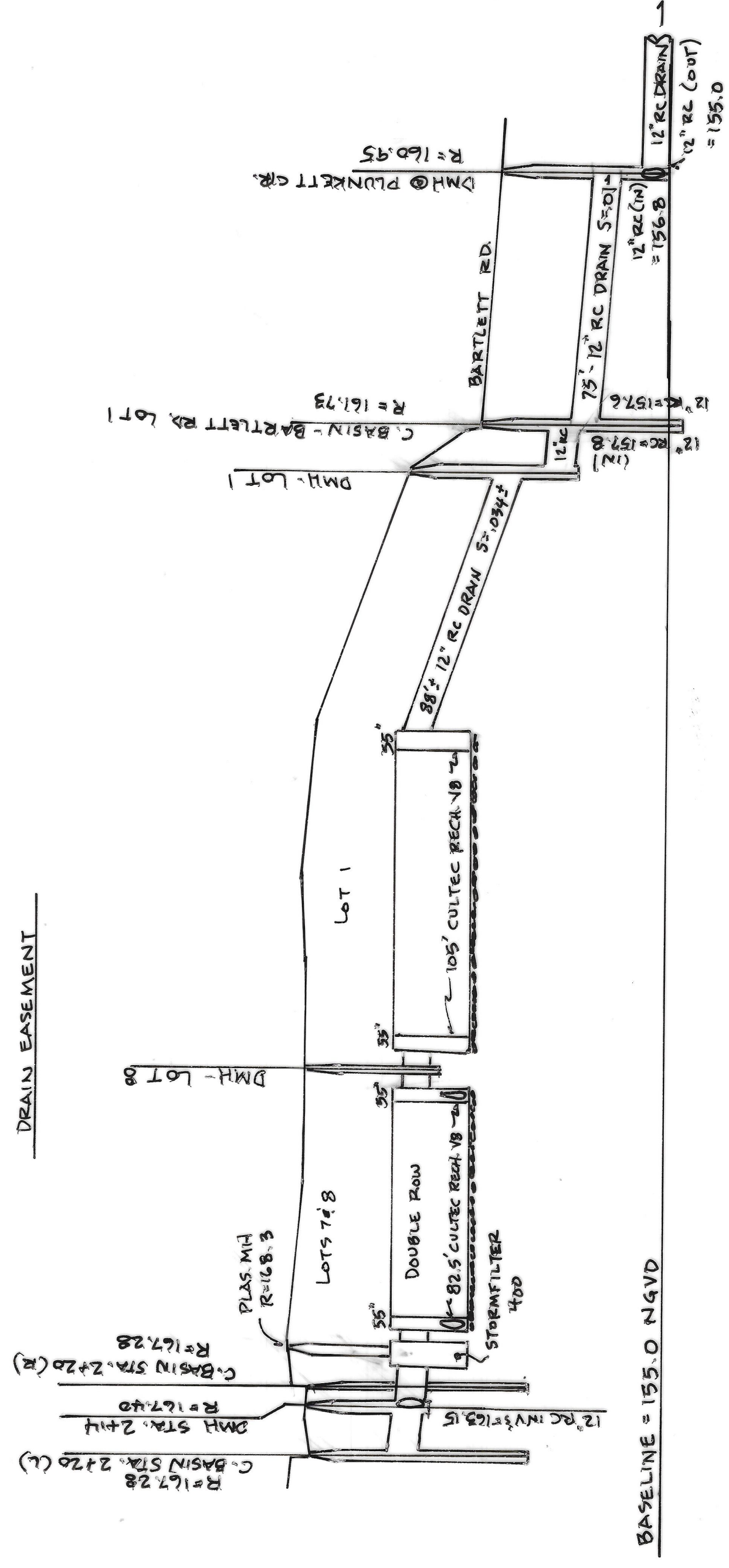
LOT 1
FRONT DRAIN EASEMENT



LOT 2
DRAIN EASEMENT



LOTS 7/8 - 1
DRAIN EASEMENT



AS BUILT STREET PLAN
LOTS 1 & 2 BARTLETT RD.
LOTS 3-8 McNEILLY CIRCLE
RANDOLPH, MA.

SCALE: 1"=40' horiz.
1"=4' vert.

NORMAN H. CLAPP, P.L.S.
75 N. MAIN ST. 101
RANDOLPH, MA.



5 AUG 2019
Norman H. Clapp

KEY

- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC., PHONE, CABLE, F.A. WIRE
- UTILITY POLE
- HYDRANT
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- CATCH BASIN
- W4 WATER GATE
- CB CONCRETE BOUND

DEVELOPER
WESTPOINT DEVELOPMENT CO.
MICHAEL KMITO, PRES
66 JAYS LANE
HANOVER, MA.

BENCH MARK
SMH @ BARTLETT & McNEIL
RIM = 162.74 NGVD
INV = 152.99



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Natalie Oliveras <noliveras@randolph-ma.gov>
Draft To: Todd Sandler <todd@toddsandler.com>

Thu, Apr 25, 2024 at 9:27 AM

On Thu, Apr 25, 2024 at 9:26 AM Todd Sandler <todd@toddsandler.com> wrote:

On behalf of the applicants, Mass Property Holdings LLC, and West Point Development Co., Inc., I kindly request a continuance of the public hearings for the street acceptances of George M. Lovering Circle and McEnelly Rd. to June 10, 2024 when all the materials should be ready and will have been submitted to the Council for review. Thank you.

Respectfully submitted,

For Mass Property Holdings LLC and West Point Development Co., Inc.

Todd A. Sandler
Michael J. Kmito

--
Natalie Oliveras
Town Council Clerk
781-961-1909



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

Section D, Item2.

COPY

May 16, 2024

West Point Development
P.O. Box 46
Hanover, MA 02339

RE: Bartlett Estates/McEnelly Circle

Mr. Kmito,

This letter serves as confirmation that the Randolph Planning Board approved the completion of construction of ways and installation of municipal services for McEnelly Circle in June, 2022 and released the performance guarantee for the subdivision. At their meeting of May 14, 2024, the Board by unanimous vote, RECOMMENDS the Town Council accept McEnelly Circle as a public way.

On behalf of the Randolph Planning board,

Michelle R. Tyler
Director of Planning

Cc: Engineering
File
* Town Council



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Todd@toddsandler.com <Todd@toddsandler.com>

Wed, May 29, 2024 at 2:20 PM

To: Natalie Oliveras <noliveras@randolph-ma.gov>

Cc: Mike Kmito <mjk828@yahoo.com>, Todd Sandler <toddsandler@me.com>, Christine Griffin <cgriffin@randolph-ma.gov>

Please accept this email as a request to continue the Public Hearing for the road acceptances to September 9, 2024.
Thank you.

Todd A. Sandler, CRB, CRS, SRS

Certified Real Estate Brokerage Manager

Certified Residential Specialist

Seller Representative Specialist

New Construction Specialist

Todd A. Sandler, REALTORS

Direct Cell: (617) 293-2033

Direct Fax: (781) 926-1003

Email: todd@toddsandler.com

2020 Featured Top Agent

TOP AGENT
MAGAZINE



1928 INVESTMENTS LLC
536 North Main Street
Randolph, MA 02368

September 9, 2024

Natalie Oliveras
Town of Randolph
Office of the Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptance – George M. Lovering Circle & McEnelly Circle

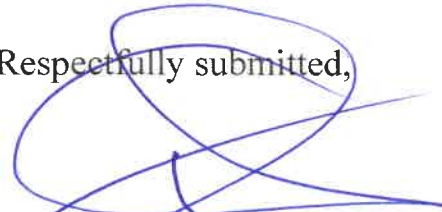
Dear Natalie:

In response to your request, please consider this letter as our request to continue the public hearings previously scheduled for September 9, 2024 at 6:15 p.m. to the Town Council meeting on January 27, 2025 at 6:15 p.m. We will provide you, in advance, the additional information you need.

The reason for the continuance request is to ensure that the Council has all the as built plans and proper forms for their consideration along with the signed and notarized letters from the homeowners on the street confirming and assenting to the town's acceptance of the street.

Please confirm your receipt of this letter and please let me know that the new date and time has been confirmed. Thank you.

Respectfully submitted,



Todd A. Sandler, Managing Member
And on behalf of Michael J. Kmito, President of West Point Development Co., Inc.

1928 INVESTMENTS LLC
536 NORTH MAIN STREET
RANDOLPH, MA 02368


January 21, 2025

Council President
Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptances

To the Council President and members: Please accept this letter on behalf of the petitioners to continue the hearings for the two street acceptances previously filed to the last meeting in March 2025. Thank you for your consideration on this request and your continued patience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Todd A. Sandler', with a long horizontal flourish extending to the right.

Todd A. Sandler, Managing Member
1928 Investments LLC
And on behalf of West Point Development Co., Inc.

Council Order: 2025-001

Introduced By: Town Manager Howard
January 27, 2025

Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Electric Vehicle Charging Stations`

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning electric vehicle charging station, pursuant to M.G.L. ch. 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

- I. **Delete all text in section 200-23 Occupancy Permit**
- II. **Add new section 200-23 Electric Vehicle Charging Stations and Battery Exchange Stations**
 - A. Definitions. As used in this section, the following terms shall have the meanings indicated:

BATTERY EXCHANGE STATION — A facility that will enable an electric vehicle with a swappable battery to exchange a depleted battery with a fully charged battery, which meets or exceeds any standards, codes and regulations set forth.

CHARGING LEVELS — The standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2 and 3 are the most common EV charging levels, and may be described as follows:

 - (1) Level 1 – 120 volts
 - (2) Level 2 – 240 volts (residential applications) or 208V (commercial applications)
 - (3) Level 3 or Direct Current Fast Charging (DCFC) – 400 to 1000 volts

ELECTRIC VEHICLE (EV)— Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes:

 - (1) A battery electric vehicle (BEV);
 - (2) A plug-in hybrid electric vehicle (PHEV);
 - (3) A neighborhood electric vehicle (have a max speed of 25 mph, a max load weight of 3000lbs) ; and
 - (4) A medium-speed electric vehicle.

ELECTRIC VEHICLE CHARGING STATION — A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.

ELECTRIC VEHICLE SERVICE EQUIPMENT (EVSE) — Structures, machinery and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations and battery exchange stations.

B. Applicability.

- (1) Electric vehicle charging station(s) with a Level 1 or 2 charging level shall be permitted in all zoning districts.
- (2) Electric vehicle charging station(s) with a Level 3 or greater charging level shall be installed in a parking lot at a commercial, industrial or municipal destination, or located in a vehicle service station.
- (3) Battery exchange stations are permitted in the BHRD and GBHD Zoning districts with a special permit from the Planning Board and approval by the Randolph Fire Department. This use is specifically prohibited in all residential zones.
- (4) Entities subject to the Americans with Disabilities Act (ADA), Architectural Barriers Act (ABA) shall provide EV charging stations that are accessible to and usable by people with disabilities. This includes state or local government offices, public parks, municipal building parking lots, street parking and the public right-of-way, residential housing facilities provided by a state or local government and public EV charging stations provided by a private entity.

C. Process for review.

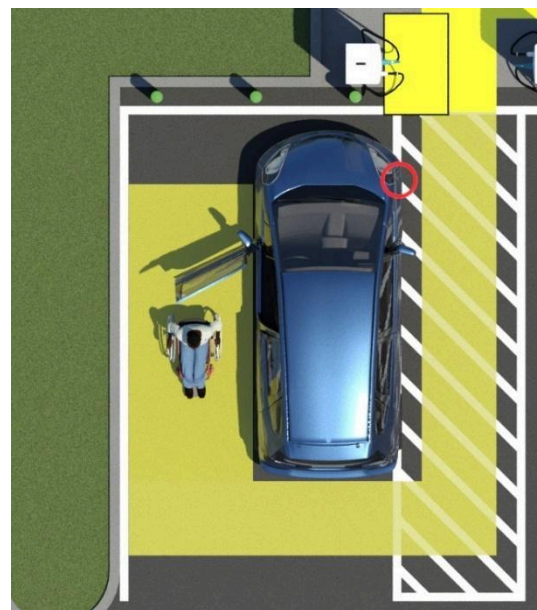
- (1) Electric vehicle charging station.
 - (a) New residential construction. If associated with new residential construction, installation of a Level 1 or 2 battery charging station shall be processed in association with underlying permit(s).
 - (b) Retrofitting residential parcels.
 - i. Parcels with one or two-family dwelling units. An electrical permit is required.
 - ii. Parcels with three (3) or more dwelling units. A site plan review by Planning Board and an electrical permit are required
 - iii. Parcels with an Accessory Dwelling Unit (ADU). An electrical permit is required.
 - (c) New commercial, industrial, mixed-use or other non-residential construction. If associated with new construction, installation of a battery charging station shall be processed in association with the underlying permit(s).
 - (d) Retrofitting a non-residential or mixed-use site. If retrofitting an existing non-residential site for a battery charging station(s), an electrical permit and review of a site plan by the Planning Board is required. Additional permits may be required based upon the location of the proposed station(s). Municipal and school properties shall comply with this section.
- (2) Battery exchange station(s). A special permit from the Planning Board is required.

Additional approval and permitting is required by Randolph Fire consistent with Massachusetts Comprehensive Fire Safety code 527cmr.

D. Design criteria. The following criteria shall be applied to the location and design of all electric vehicle charging facilities:

- (1) Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric car users but blend into the surrounding landscape/architecture for compatibility with the character and use of the site.
 - (a) EVSE shall not be located in buffer strips pursuant to section 200-33 of the Randolph Zoning Ordinance.
 - (b) Bollards or other protective measures shall be incorporated into the site plan.
- (2) Size. Where provided, EV spaces should be nine (9) feet by eighteen (18) feet stalls.
- (3) Number. No minimum number of EV charging spaces is required, however, no more than ten percent (10%) of the total number of parking spaces for a site may be designated as EV charging stations.
- (4) Signage. Each charging station space shall be posted with signage indicating the space is only for EV charging purposes. Days and hours of operations shall be included if time limited or tow-away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information shall be posted.
- (5) Accessible Charging Spaces. EV chargers and spaces designed to serve people who use mobility devices shall be located on an accessible route and should provide:

- (a) A vehicle charging space at least 11 feet wide and 20 feet long.
- (b) Adjoining access aisle at least 5 feet wide.
- (c) Clear floor or ground space at the same level as the vehicle charging space and positioned for an unobstructed side reach.
- (d) Accessible operable parts, including on the charger and connector.
- (e) Use of the International Symbol of Accessibility (ISA) at EV charging spaces is not required. These spaces may be used by EV's without a disability placard. A "use last" sign should be installed to indicate an EV charging space is accessible, but also direct people to use this space only when other charging spaces are occupied or accessibility features are needed.



- (6) Pedestrian Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as to not interfere with accessibility requirements. The site plan of existing parking lot layout and proposed charging stations shall be reviewed and approved.
- (7) Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.



PETITION FOR ZONING AMENDMENT

~Clerk's Use~

Date referred to Planning ____/____/____

Order # _____

RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD

☐ SUBJECT LAND OWNER(S)*

PETITIONER'S NAME Randolph Planning Board

AGENT/REPRESENTATIVE/CONTACT (if any) Michelle Tyler

ADDRESS _____

PHONE 781-961-0936

EMAIL mt Tyler@randolph-ma.gov

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) _____

To amend the Zoning Code to provide regulations for the installation of electric vehicle
chargers/charging stations and related equipment on residential and non-residential
properties

PETITIONER'S SIGNATURE _____ DATE 01.15.25
**all parties must sign*

ZONING TEXT AMENDMENT (if applicable)

ARTICLE(S)/SECTION(S) 200-23

☐ REQUIRED: attach proposed ordinance TEXT using exact wording. Use strikethrough to show text to be deleted and bold to indicate text to be added

ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS _____

CURRENT ZONING _____ TOTAL ACREAGE TO BE REZONED _____

PROPOSED ZONING _____

ASSESSOR'S MAP(S) & PARCEL(S) _____

CURRENT USE(S) _____

ANTICIPATED USE (if known) _____

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA _____

☐ REQUIRED: attach MAPS clearly showing existing & proposed zoning districts, including parcel lot lines (8.5 x 11" preferred size)



PLANNING BOARD Report to Town Council

Order: 2025-001

Petitioner: Planning Board

Date referred: January 27, 2025

Date hearing opened: February 25, 2025

Date hearing closed: February 25, 2025

Date of report: March 7, 2025

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, concerning electric vehicle charging stations, pursuant to M.G.L. chapter 40A, Section 5

BACKGROUND

The Zoning Ordinance contains no references to regulating electric vehicle charging stations and related equipment. With the proliferation of electric vehicles in the Commonwealth and, with the state goals to achieve net zero emissions by 2050 thereby increasing the number of electric vehicles and need for infrastructure, the Town should ensure adequate safety measures and regulate where high-capacity charging may be installed.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition provides a new section regulating Electric Vehicle and Battery Exchange Stations.

RECOMMENDATION

The Planning Board voted 5-0-0 to **RECOMMEND ADOPTION** of the proposed amendment(s)

DISCUSSION

- Electric vehicle charging stations have been installed at various commercial parcels with the only oversight (permit) provided by the Town's Electrical Inspector. There are hazards associated with failed EV batteries and infrastructure that increase the possibility of damage to people and property. Firefighters face increased challenges with extinguishing EV battery fires due to battery chemistry.
- The Massachusetts Clean Energy and Climate Plan has a goal of net zero carbon emissions in 2050. In order to achieve that, the state provides incentives for charging stations made available to the public.

- A minimum set of standards with a review process should be incorporated in the Town's zoning to ensure that commercial parcels where EV charging stations are to be installed have adequate safety features, sufficient pedestrian and traffic circulation.
- Residential parcels where EV charging may be installed should have minimum standards and maximum charging thresholds to reduce the likelihood of damage to property and people.
- Standards for EV charging stations that meet accessibility needs are incorporated in the ordinance. Municipal entities, including schools, are required to include accessible spaces in any EV charging station design.
- This ordinance will apply to all parcels in Randolph, including municipal and school sites.
- This ordinance was based on existing laws in other Massachusetts communities. It was reviewed and modified by Randolph Fire Prevention before presentation to the Planning Board and Town Council.

CLASSIFIED

classifiedads@bostonherald.com
(617) 423-4545

Monday - Friday
8:00 A.M. - 5:00 P.M.

EMPLOYMENT • REAL ESTATE • AUTOMOTIVE • SERVICE • MARKETPLACE

BOSTON
Herald.com/JOBFIND

MONSTER

HomeFind
real estate, real simple

CarFind
automotive, automagic

APT RENTALS

Apt for rent in 3 family house, 1st fl, nice, hw flrs, brand new br, very clean Dot 02122 2 mins from T SEC 8 OK 781-589-9600

monster
bostonherald.com/jobfind

CARS WANTED

WANTED
'JUNK CARS'
Junk Cars
Wanted
Between \$100
and \$5000 and
up. Extra for
Honda,
Toyota, and
Nissan
781-462-8282

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

DEPARTMENT OF ENVIRONMENTAL PROTECTION WETLANDS PROGRAM

401 Water Quality Certification Application Public Notice

Public Notice Pursuant to 33 U.S.C. 1341 and M.G.L. c. 21 §43, notice is given of a CWA 401 Water Quality Certification application for dredging of several channels at the Robert T. Lynch Municipal Golf Course by the Town of Brookline Recreation Dept. The project is located at 1281 West Roxbury Parkway, Brookline. The purpose is to improve site drainage and golf course operations. The property owner's name is the Town of Brookline Recreation Dept., Robert T. Lynch Golf Course, 1281 West Roxbury Parkway, Brookline MA 02445. Additional information may be obtained from Michael Toohill, Coneco Engineers & Scientists Inc. 238 Littleton Road, Westford MA 01886, mtoohill@coneco.com, 978-656-8684 x201.

Written comments on this 401 WQC Application may be emailed to: David Wong (David.W.Wong@mass.gov) Department of Environmental Protection Wetlands Program 100 Cambridge Street, Suite 900 Boston, MA 02114 (617) 874-7155 within 21 days of this notice. The Department will consider all written comments on this 401 WQC Application received by the Public Comments Deadline.

Any group of ten citizens of the Commonwealth, any aggrieved person, or any government body or private organization with a mandate to protect the environment that has submitted written comments may also appeal the Department's Certification and that failure to submit comments before the end of public comment period may result in the waiver of any right to an adjudicatory hearing.

#NY0139732

March 8

MARKETPLACE

MUSICAL INSTRUMENTS

Top \$\$ Paid

We Buy ALL Musical Instruments - Guitars, Saxes, etc. We travel & Pick-Up. Cash on the spot!

617-594-3255

WANTED TO BUY

CASH FOR TOOLS

HAND OR POWER. Carpenter, electrical, machinist, mechanic, plumber, call Andy 1-800-745-8665

WANTED TO BUY

CASH FOR RECORD ALBUMS

Wanted: 33

lps, & 45s

George

617-633-2682

LEGAL NOTICES

LEGAL NOTICES



The Massachusetts Water Resources Authority is seeking bids for the following:

BID NO.	DESCRIPTION	DATE	TIME
WRA-5619	Water Metering Flow Testing	03/25/25	2:00 p.m.
WRA-5618	Stainless Steel Storage Tank Access Hatches	03/27/25	3:00 p.m.

To access and bid on Event(s) please go to the MWRA Supplier Portal at <https://supplier.mwra.com>.

617.423.4545
to place your classified ad.

LEGAL NOTICES

LEGAL NOTICES

Public Hearing Notice
Town of Randolph, MA
Council Order 2025-001

The Randolph Town Council will conduct a public hearing on Monday, March 24 at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368 or by Zoom, on Council Order 2025-001 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph- Concerning Electric Vehicle Charging Stations - Pursuant to M.G.L. ch. 40A, Section 5.

Additional information on this Council Order including text of the proposed zoning ordinance and any related maps may be viewed on the Town's website and in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.
Dates of Publication: 03/08/2025 and 03/15/2025
#NY0139668

fork
lift



A BLOG
for food,
fun & drink

homefind.com

The 24 hour connection to all of your real estate needs.



HomeFind
real estate, real simple

BOSTON
Herald

BOSTON
Herald.com

ALL THE NEWS,
EXACTLY WHEN YOU WANT IT



BOSTON
Herald
bostonherald.com

Council Order: 2025-011

Introduced by: Town Manager Brian Howard
March 24, 2025

**Amendment of Chapters 300 and 301 of the
General Ordinances of the Town of Randolph
Concerning the Charts of Fines and Fees**

To see if the Randolph Town Council will vote to amend Chapters 300 and 301 of the general ordinances of the Town of Randolph concerning the charts of Fines and Fees as follows:

1. Delete Chapter 300 and replace it with the following:

Chapter 300 FEES

§ 300-1. Code fees.

§ 300-2. Licenses – annual fees.

§ 300-3. [Reserved]

§ 300-4. Town Council application fees for special permits and site plan and design review.

§ 300-5. Town Manager permits

[The following Fee Schedule is for municipal licenses, permits, special permits and/or other permissions provided for by Federal, State or local law and applicable within the Town of Randolph. Randolph municipal Town fees are not limited to those listed below. Other fees may apply.]

§ 300-1. Code fees.

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
--	-------------	------------

Chapter 36, Officers and Employees		
§ 36-1 Town Clerk		
§ 36-1	Filing and indexing assignment for the benefit of creditors	\$10
§ 36-1	Entering amendment of a record of the birth of a child born out of wedlock subsequently legitimized	\$10
§ 36-1	Correcting errors in a record of birth	\$10
§ 36-1	Furnishing certificate of birth	\$10
§ 36-1	Furnishing an abstract copy of a record of birth	\$10
§ 36-1	Entering delayed record of birth	\$10
§ 36-1	Filing certificate of a person conducting business under any title other than his/her real name	\$50

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 36-1	Filing, by a person conducting business under any title other than his/her real name, of a statement of change of his/her residence or his/ her discontinuance, retirement or withdrawal from or change of location of such business	\$10
§ 36-1	Furnishing certified copy of certificate of person conducting business under any title other than his/her real name or a statement by such person of his/her discontinuance, retirement or withdrawal from such business	\$5
§ 36-1	Recording the name and address, the date and number of the certificate issued to a person registered for the practice of podiatry in the commonwealth	\$20
§ 36-1	Correcting errors in a record of death	\$10
§ 36-1	Furnishing a certificate of death	\$10
§ 36-1	Furnishing an abstract copy of a record of death	\$10
§ 105-4	Furnishing a burial permit	\$20
§ 36-1	Entering notice of intention of marriage and issuing certificates thereof	\$40
§ 36-1	Entering certificate of marriage filed by persons married out of the Commonwealth	\$10
§ 36-1	Issuing certificate of marriage	\$10
§ 36-1	Furnishing an abstract copy of a record of marriage	\$10
§ 36-1	Correcting errors in a record of marriage	\$20
§ 36-1	Recording power of attorney	\$10
§ 36-1	Recording certificate of registration granted to a person to engage in the practice of optometry, or issuing a certified copy thereof	\$20
§ 36-1	Recording the name of the owner of a certificate of registration as a physician or osteopath in the Commonwealth	\$20
MGL c. 166, § 22	Recording order granting locations of poles, piers, abutments or conduits, or alterations or transfers thereof, and/or increase in number of wires and cables or attachments under the provisions of MGL c. 166, § 22	\$40
MGL c. 166, § 22	Flat rate additional streets	\$10
§ 36-1	Examining records of papers relating to a birth, marriage or death, upon the application of any person	\$5 or actual expense of employee time spent examining record

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 36-1	Copying any manuscript or record pertaining to a birth, marriage or death	\$5 per page
§ 36-1	Receiving and filing a complete inventory of all items to be included in a "closing out sale," or similar inventory	\$10 first page; \$2 each additional page
§ MGL c. 182, § 2	Filing a copy of written instrument or declaration of trust by trustees of an association or trust, or any amendment thereof as provided by MGL c. 182, § 2	\$20
§ 36-1	Recording deed of lot or plot in a public place or cemetery	\$10
§ 36-1	Recording any other documents	\$10 first page; \$2 each additional page
§ 36-1	Voter certificate	\$5
§ 36-1	Proof of residency letter	\$5

Chapter 73, Alarm Systems		
§ 73-13 Fire Department		
§ 73-13	Quarterly inspection (nursing homes, group homes, rooming houses, hotels and motels)	\$50 per inspection
§ 73-13	Inspection of tank trucks (transporting Class A and B fluids)	\$50
§ 73-13	Blasting permit	\$100
§ 73-13	Flammable fluids and gases permit	\$50
§ 73-13	Inspection of properties holding flammable fluids and gases permit (yearly)	\$50
§ 73-13	Gunpowder permit	\$25
§ 73-13	Cutting and welding	\$50
§ 73-13	Oil burners (permits and inspections)	\$25
§ 73-13	Permit for removal of underground storage tanks:	See below. Must pay all applicable fees.
§ 73-13	Over 1,100 gallons	\$100 per tank
§ 73-13	Under 1,100 gallons	\$50 per tank
§ 73-13	Permit for installation of underground storage tanks:	See below. Must pay all applicable fees.
§ 73-13	Over 1,100 gallons	\$100 per tank
§ 73-13	Under 1,100 gallons	\$100 per tank
§ 73-13	Permit for above ground tanks:	See below. Must pay all applicable fees.
§ 73-13	Permit for removal of residential above ground tank	\$50
§ 73-13	Permit for installation of residential above ground tank	\$50

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 73-13	Smoke detector certificate inspections:	See below. Must pay all applicable fees.
§ 73-13	Single family	\$50
§ 73-13	Multiple dwellings first and second unit, Two Family	\$100
§ 73-13	Each additional unit 3-5 Units	\$150
§ 73-13	6 or more units	\$500
§ 73-13	Reinspections per unit	\$25
§ 73-13	Inspection of theaters (quarterly)	\$50
§ 73-13	Permit for residential storage of less than 100 gallons of LP gas	\$50
§ 73-13	Permit for commercial storage of over 100 gallons of LP gas	\$100
§ 73-13, 527 CMR 2.00, MGL c. 148	Inspection and permit of fireworks display, 527 CMR 2.00, MGL c. 148	\$25
§ 73-13, 527 CMR 5.08(6)	Inspection and permit for dispensing of motor fuels from a tank vehicle to a motor vehicle or motorized equipment at commercial, industrial, governmental, construction sites or manufacturing establishments not open to the public, 527 CMR 5.08(6) - per site	\$25
§ 73-13	Fire Alarms	See below. Must pay all applicable fees.
§ 73-13	Initial inspection, testing and acceptance of commercial fire detection system	\$100
§ 73-13	Permit to install or modify sprinkler system	\$50
§ 73-13	Initial inspection, testing and acceptance of commercial sprinkler system	\$100
§ 73-13	Permit to install or modify interior fire-alarm system	\$50
§ 73-13	Alarm system disconnects:	See below. Must pay all applicable fees.
§ 73-13	4 disconnects per year - No charge	\$0
§ 73-13	Over 4 – Fee for each disconnect	\$25
§ 73-13	Disconnect after normal business hours	\$50
§ 73-13	Miscellaneous	See below. Must pay all applicable fees.
§ 73-13	Fire and/or ambulance reports	\$25
§ 73-13	Vehicle - industrial extrication, hazardous materials cleanup	\$100
§ 73-13	Review of plans/prints/specifications, Minimum 1 hour – Fee is per hour	\$50
§ 73-13	Research time - per hour	\$50

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 73-13	Car fire reports, FP33C/FP33D reports	\$25
§ 73-13	Tar kettle permits	\$25
§ 73-13	FP290 renewal	\$50
§ 73-13	Rubbish handling permit	\$50
§ 73-13	Rubbish handling inspection	\$50
§ 73-13	Ambulance Fees	See below. Must pay all applicable fees.
§ 73-13	Fees for Ambulance/EMT services	As Determined by Fire Chief with approval of Town Manager and Town Council
§ 73-13	BLS base rate	\$1,350
§ 73-13	ALS1 base rate	\$1,700
§ 73-13	ALS2 base rate	\$2,350
§ 73-13	BLS Non-Emergency	\$500
§ 73-13	Mileage	\$30 per mile
§ 73-13	Whole Blood	\$700 / unit
§ 73-13	Cardiac Monitoring	Included in ALS1
§ 73-13	Defibrillator	Included in ALS2
§ 73-13	IV Therapy	Included in ALS1+2
§ 73-13	Airway	Included in ALS2
§ 73-13	Oxygen	Included in BLS + ALS
§ 73-13	Extra firefighter/person	\$300 per extra person
§ 73-13	Extrication	\$170
§ 73-13	Mast	\$85
§ 73-13	C-PAP	\$160
§ 73-13	Cervical collar	\$70
§ 73-13	Longboard	\$60
§ 73-13	Disposable supplies ALS	Included in ALS1+2
§ 73-13	Disposable supplies BLS	Included in BLS

Chapter 79, Animals		
§ 79-4B(3)	Annual License Fee	\$15 spay/neutered, \$20 male/ female
§ 79-4B(8)	Tag replacement fee	\$3
§ 79-4F	Transportation charge for pick-up of deceased or injured animals	\$75

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 79-4G	Pickup of deceased or injured animals	\$25-\$50 depending on weight of the animal
§ 79-7G	Vicious dog licensing	\$50 in addition to regular licensing fee

Chapter 83, Building Construction		
§ 83-1	Building Permit (Residential)	See below. Must pay all applicable fees.
§ 83-1	Filing fee (residential)	\$40
§ 83-1	New construction, addition/alteration, renovation, sheet metal, accessory structure, deck, pool house/garage, retaining wall, roofing, siding, solar	Filing fee plus \$12 per \$1,000
§ 83-1	Filing fee (accessory structure)	\$50
§ 83-1	Chimney	\$100
§ 83-1	Pool	\$75
§ 83-1	Demolition	\$200
§ 83-1	Building Permit (Commercial)	See below. Must pay all applicable fees.
§ 83-1	Filing fee (commercial)	\$150
§ 83-1	Filing fee (sheet metal, solar)	\$40
§ 83-1	New construction, addition/alteration, renovation, sheet metal, accessory structure, retaining wall, roofing, siding	Filing fee plus \$17 per \$1,000
§ 83-1	Solar	Filing fee plus \$12 per \$1,000
§ 83-1	Chimney	\$100
§ 83-1	Demolition	\$200
§ 83-1	Pool, pool house, garage	\$150
§ 83-1	Accessory Structures	See below. Must pay all applicable fees.
§ 83-1	Shed (> 121 sf)	\$75
§ 83-1	Other Fees	See below. Must pay all applicable fees.
§ 83-1	Foundation only	\$125
§ 83-1	Moving a building	\$250
§ 83-1	Amusements, carnival, circus	\$100
§ 83-1	Temporary tent	\$50
§ 83-1	Trench permit	\$25
§ 83-1	Fire alarm permit	\$25 filing fee plus \$1 per device

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 83-1	Sprinkler permit	\$25 filing fee plus \$1 per device
§ 83-1	Sign permit	\$5 per sf
§ 83-1	Solid fuel appliance (e.g., coal/pellet/wood stove)	\$50
§ 83-1	Permit modification	Fees calculated based on what is modified by change in plans
§ 83-1	Inspections / Certificate of Occupancy	See below. Must pay all applicable fees.
§ 83-1	Fee for Failed inspection (residential)	\$40
§ 83-1	Fee for failed inspection (commercial)	\$100
§ 83-1	Reinspection fee after 2 failed inspections	\$50
§ 83-1	Certificate of inspection	\$200 per tenant/unit
§ 83-1	Certificate of occupancy (commercial)	\$200 per tenant
§ 83-1	Certificate of occupancy (residential)	\$200 per unit
§ 83-1	Work without a permit	2x permit value
§ 83-1	Electrical (Residential)	See below. Must pay all applicable fees.
§ 83-1	Filing fee (new construction, complete rewiring)	\$400
§ 83-1	Filing fee (service upgrade)	\$100
§ 83-1	Filing fee (emergency generator, telephone, data low voltage)	\$50
§ 83-1	Filing fee (educational)	\$30
§ 83-1	Filing fee (other than above)	\$40
§ 83-1	New construction, addition/alteration, rewiring complete, educational, emergency generator, existing structure, service upgrade, telephone, data low voltage	Filing fee plus \$12 per \$1,000 (electrical cost)
§ 83-1	Solar panels	\$10 per panel
§ 83-1	Carnival, fair	\$50
§ 83-1	Construction trailer	\$50
§ 83-1	Fire/security alarm	\$50
§ 83-1	Hot tub/pool	\$75
§ 83-1	Pool house/garage	\$50
§ 83-1	Tent	\$50
§ 83-1	Temporary service	\$100

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 83-1	Electrical (Commercial)	See below. Must pay all applicable fees.
§ 83-1	Filing fee (new construction, complete rewiring)	\$400
§ 83-1	Filing fee (emergency generator)	\$100
§ 83-1	Filing fee (telephone, data low voltage)	\$75
§ 83-1	Filing fee (other than above)	\$200
§ 83-1	New construction, addition/alteration, rewiring complete, educational, emergency generator, existing structure, service upgrade, telephone, data low voltage	Filing fee plus \$14 per \$1,000 (electrical cost)
§ 83-1	Solar panels	\$10 per panel
§ 83-1	Carnival, fair	\$50
§ 83-1	Construction trailer	\$100
§ 83-1	Fire/security alarm	\$150
§ 83-1	Hot tub/pool	\$75
§ 83-1	Pool house/garage	\$50
§ 83-1	Tent	\$50
§ 83-1	Temporary service	\$200
§ 83-1	Plumbing & Gas (Residential)	See below. Must pay all applicable fees.
§ 83-1	Filing fee	\$50
§ 83-1	New construction	\$200
§ 83-1	Addition, renovation	Filing fee plus \$12 per \$1,000 (plumbing cost)
§ 83-1	Boiler replacement, fire suppression, fuel tank	\$50
§ 83-1	Water heater	\$25
§ 83-1	Gas permit	\$55
§ 83-1	Plumbing & Gas (Commercial)	See below. Must pay all applicable fees.
§ 83-1	Filing fee	\$100
§ 83-1	New construction, addition, renovation	Filing fee plus \$12 per \$1,000 (plumbing cost)
§ 83-1	Boiler replacement, fire suppression, fuel tank	\$50
§ 83-1	Water heater	\$100
§ 83-1	Gas permit	Filing fee plus \$12 per \$1,000 (plumbing cost)
§ 83-1	Mechanical (Residential)	See below. Must pay all applicable fees.
§ 83-1	Minimum fee	\$40

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
§ 83-1	HVAC new construction, addition, renovation, replace, boiler/furnace, central air, other	\$12 per \$1,000 (mechanical cost)
§ 83-1	Mechanical (Commercial)	See below. Must pay all applicable fees.
§ 83-1	Minimum fee	\$150
§ 83-1	HVAC new construction, addition, renovation, replace, boiler/furnace, central air, other	\$12 per \$1,000 (mechanical cost)
§ 83-1	Sheet Metal	See below. Must pay all applicable fees.
§ 83-1	Minimum fee, filing fee	\$40
§ 83-1	Sheet metal (residential)	Filing fee plus \$12 per \$1,000 (sheet metal cost)
§ 83-1	Sheet metal (commercial)	Filing fee plus \$17 per \$1,000 (sheet metal cost)
§ 83-2D	Annual registration of abandoned and dilapidated buildings	See below. Must pay all applicable fees.
§ 83-2D	Initial fee	\$500
§ 83-2D	1 to 2 years	\$1,000
§ 83-2D	2 to 3 years	\$2,000
§ 83-2D	3+ years	\$3,000

M.G.L. c. 98, §34 Sealing, weighing and measuring devices

M.G.L. c. 98, § 34	Fees for sealing, weighing and measuring devices	Set by Sealer of Weights and Measures
--------------------	--	---------------------------------------

Chapter 121, Junk Dealers

§ 121-1	Collector of or a dealer in junk, old metals or secondhand articles, or a keeper of a shop for the purchase, sale or barter of junk, old metals or secondhand articles, unless licensed therefor	\$25
---------	--	------

Chapter 143, Peddling and Soliciting

§ 143-4	License to sell fruits and vegetables	\$15
§ 143-11B	Application fee	\$25

Chapter 144, Ice Cream Vending

§ 144-2F	Application fee	\$25
----------	-----------------	------

Chapter 166, Streets and Sidewalks

§ 166-9	Shopping Cart disposal	\$50
---------	------------------------	------

Reference to Ordinance Provision or Other Provision of Law	Type of Fee	Fee Amount
--	-------------	------------

Chapter 188, Vending Machines, Printed Matter		
§ 188-3	Application fee	\$25

Chapter 192, Water		
§ 192-1	Unpaid charges - lien fee	\$50

§ 300-2. Licenses – annual fees.

Type of License or Fee	Fee Amount
Filing Fee With License Board (for all licenses issued by License Board)	\$100
Licenses Governed by MGL c. 138	See below. Must pay all applicable fees.
Common Victualler all-alcohol	\$2,000
Common Victualler beer and wine	\$1,500
Package Goods all-alcohol	\$2,000
Package Goods beer and wine	\$1,500
Sunday Sales	\$500
Innholder all-alcohol	\$4,500
Club all-alcohol	\$1,500
One day (alcohol or beer and wine)- No charge for nonprofit organization	\$50
Change of manager fee (on alcohol licenses)	\$100
Licenses Governed by MGL Chapter 140	See below. Must pay all applicable fees.
Common Victualler	\$100
Innholder	\$200
Weekday Entertainment	\$25
Automatic Amusement	\$100 per each coin-operated device or pool table
Bowling/billiards/pool tables (non coin-operated)/juke box	\$10 per lane, per table, and per juke box
Entertainment (other than cinema, includes paintball)	\$150
Entertainment (cinema)	\$200 per screen
Precious Metals	\$100
Sunday Entertainment (12:00 midnight to 1:00 p.m.)	\$200
Sunday Entertainment (1:00 p.m. to 12:00 midnight)	\$85
Other Types of Licenses	See below. Must pay all applicable fees.
Taxis	\$75
Livery	\$125
Limos	\$250

Type of License or Fee	Fee Amount
Automotive Dealership (by class)	
Automotive Dealership Class 1	\$200
Automotive Dealership Class 2	\$200
Automotive Dealership Class 3	\$200
Auctioneer (including one day auctioneer's license)	\$100
Psychic/palm reader	\$200

§ 300-3. [Reserved]

**§ 300-4. Town Council application fees for special permits and site plan and design review.
[Amended 7-12-2021 by Ord. No. 2021-019]**

Item Title	Application Fee Amount
Site plan and design review by the Town Council	\$500 plus \$25/1,000 square feet (construction*)
Special permit issued by the Town Council (non-wireless)	\$500 plus \$25/1,000 square feet (construction*) \$500 (use only)
Modification to site plan and design review issued by the Town Council	\$250
Modification to special permit issued by the Town Council	\$250
Extension of site plan and design review issued by the Town Council	\$250
Extension of special permit issued by the Town Council	\$250
Special permit issued by the Town Council (wireless – fee applies for each tower, cell and antenna proposed in application, not per application)	\$2,500 per tower plus \$500 per cell or antenna
Special permit issued by the Town Council requiring review by a Plan Review Authority ("PRA")	\$1,500 plus \$25/1,000 square feet (construction*)

These application fees are non-refundable, regardless of what is or is not ultimately approved by the Town Council.

* For the purposes of calculating this fee "construction" square footage shall be calculated as the square footage of any structure (or portion thereof) that will be new, renovated, repaired or rebuilt as part of the project.

§ 300-5. Town Manager permits.

Type of Permit or Fee	Fee Amount
Animal - Livestock permit	\$25
Constable - 3-year Appointment	\$300

2. Delete Chapter 301 and replace it with the following:

Chapter 301 FINES

§ 300-1. Table.

[There shall be a table of Fines that shall be administered by a ticket disposition system. Violations may be enforced by separate authorities within the Town of Randolph and shall be enforced by ticket, by letter or as otherwise provided in the Town Ordinances. Each day that a violation exists shall constitute a separate offense. All non-criminal fines listed below shall be enforced pursuant to the non-criminal disposition process described in MGL c. 40, §21D unless explicitly stated otherwise.]

§ 301-1. Table.

Chapter/ Section	Title	Fine Amount
---------------------	-------	-------------

Chapter 1, General Provisions

§ 1-5	General Penalty for breach of ordinance	Not to exceed \$20
§ 1-9E	Failure to pay non-criminal disposition	Not exceeding \$300

Chapter 73, Fire Alarm Systems

§ 73-11	False Alarms fourth, fifth and sixth alarms	\$100 for each false alarm
§ 73-11	False Alarms seventh and eighth alarms	\$200 for each false alarm
§ 73-11	False Alarms ninth and tenth and beyond alarms	\$300 for each false alarm
§ 73-11	10 False alarms in 12 month period	Up to \$300 per false alarm.
§ 73-11	Nonpayment of fines	Disconnection
§ 73-5	Any violation of Chapter 73 not otherwise provided for herein.	\$20 for first offense. \$50 for second offense. \$100 for third offense and each offense thereafter.
§ 73-9A	Connection of central station operating companies on effective date	\$50 each day of noncompliance
§ 73-9B	Connection of central station operating companies after effective date	\$50 each day of noncompliance
§ 73-10	Master Box owner or Central Station Operating Company failure to comply	\$50
§ 73-11A(1)-(5)	Malfunction of Fire Alarm System	1st offense no charge; 2nd and 3rd notification of policy; 4th-6th is \$100; 7th-11th is \$200; each offense thereafter 11th is \$300
§ 73-11	Violation by building owner after receiving due notice from Fire Department	\$50

Chapter/ Section	Title	Fine Amount
---------------------	-------	-------------

Chapter 76, Alcoholic Beverages

§ 76-4	Violation of Chapter 76	\$50
--------	-------------------------	------

Chapter 79, Animals

§ 79-4B(1)	Failure to license for more than one year.	\$50 per year in which dog was not licensed.
§ 79-4B(4)	Failure to license by April 1 st in any given year.	\$25 in addition to license fee
§ 79-4B(10)	Failure to display license on dog	\$50
§ 79-4C	Failure to obtain a rabies vaccination	\$50
§ 79-4D(1)	Failure to obtain Kennel License by April 1st	\$50 in addition to fee
§ 79-4D(3)	Failure to renew Kennel License	\$50
§ 79-4E(3)	Maintaining Kennel after license revoked	\$50
§ 79-4H(1)	Failure to restrain a dog	\$50
§ 79-4J	Nighttime repetitive barking	\$50
§ 79-4L	Failure to obey quarantine for suspicion of rabies	\$50 each day
§ 79-4M	Failure of Animal waste removal "pooper scooper"	1st offense is written warning; 2nd offense is \$25; 3rd and subsequent offenses is \$50; all in a 365-day period
§ 79-5A	Any Violation of Chapter 79 not otherwise provided herein	\$50
§ 79-7	Vicious dog licensing	Written notification of violation. Noncompliance continuing for more than 30 days after notification is \$100 fine

Chapter 83, Building Construction

§ 83-2C	Failure to register abandoned and/ or dilapidated buildings or pay fees	\$300 per offense per day
---------	---	---------------------------

Chapter 87, Demolition of Historic Buildings

§ 87-6	Any violation of Chapter 87 not otherwise provided herein	Not to exceed \$300 each violation each day
--------	---	---

Chapter 90, Burning, Outdoor

§ 90-2	Any violation of Chapter 90	Not more than \$20 per offense
--------	-----------------------------	--------------------------------

Chapter 93, Business Hours

§ 93-2	Any violation of Chapter 93	\$20 per offense
--------	-----------------------------	------------------

Chapter/ Section	Title	Fine Amount
---------------------	-------	-------------

Chapter 116, Hunting and Firearms

§ 116-2	Any violation of Chapter 116	\$20 per offense
---------	------------------------------	------------------

Chapter 140, Peace and Good Order

§ 140-1	Violation of Chapter 140 not otherwise provided herein	\$20
§ 140-4	Deposit of waste material on public property	\$200
§ 140-5	Carrying a weapon on person or vehicle	Not more than \$300 per offense
§ 140-7	Public Consumption or Use of Marijuana or Tetrahydrocannabinol in violation of law.	\$300

Chapter 141, Unreasonable Noise

§ 141-2	Unreasonable noise-making automobile safety device	\$50
§ 141-3	Unreasonable noise from automobile safety devices	\$50
§ 141-11A	Violation of general provisions, loud amplification devices in public or residential	\$50 1st violation in any 12-month period, \$100 for 2nd violation in any 12-month period, \$200 for 3rd violation and each subsequent violation in any 12-month period
§ 141-11B	Landlords in violation of Chapter 141	After 3rd notification, 1st violation in any 12-month period is \$150, \$300 for each violation thereafter
§ 141-11C	Any other violations of Chapter 141 not otherwise provided herein	1st violation in any 12-month period is \$100, 2nd violation in any 12-month period is \$200, 3rd violation and each subsequent is \$300

Chapter 143, Peddling and Soliciting

§ 143-5	Sale of non-petroleum products from gasoline station by hawker or peddler	\$50 per day
§ 143-6	Failure to obtain license as hawker/peddler	\$50
§ 143-7	Sale of "silly string"	Not to exceed \$300
§ 143-8	Sale of Stink bombs	Not to exceed \$300
§ 143-19	Violation of any provisions of Chapter 143 not otherwise provided herein	Not to exceed \$50 for each and every offense

Chapter/ Section	Title	Fine Amount
---------------------	-------	-------------

Chapter 144, Ice Cream Vending

§ 144-2J	Violation of any provisions of Chapter 144	Not more than \$300 per offense, each day in violation counting as new offense
----------	--	--

Chapter 147, Property Maintenance

§ 147-3	Failure to comply with § 147-3, Weeds and grass	Warning; \$25 for 2 nd violation; \$50 for 3 rd violation; \$100 for each violation thereafter
§ 147-5	Failure to erect barriers during excavation involving hazardous conditions	Not to exceed \$200
§ 147-6	Failure to comply or violation of any provisions of § 147-6	Warning; \$25 for 2 nd violation; \$50 for 3 rd violation; \$100 for each violation thereafter; each day violation continues is separate offense

Chapter 151, Quarries

§ 151-2	Violation of any provisions of Chapter 151	Not more than \$20 per offense, each day in violation is a separate offense
---------	--	---

Chapter 157, Sales

§ 157-4	Violation of any provisions of Chapter 157	Not exceeding \$25 per offense, each day in violation is a separate offense
---------	--	---

Chapter 161, Sewers and Drainage

§ 161-1	Construction or maintenance of drains or conduits	\$50 per day in violation
§ 161-2	Removal, damage or destruction of grass and trash racks near culverts maintained by state or Town	Not to exceed \$300 per day of violation.

Chapter 166, Streets and Sidewalks

§ 166-1A	Debris causing obstruction in any running stream or body of water	Not less than \$300
§ 166-1B	Leaves onto public way	Not less than \$300
§ 166-1C	Pastured or tethered animals obstructing any public street or sidewalk	Not less than \$2 nor more than \$20
§ 166-1G	Failure to obtain approval for equipment or machinery on or crossing curbing or sidewalks	\$25 plus repairs
§ 166-1H	Snow onto public ways	\$300

Chapter/ Section	Title	Fine Amount
§ 166-1J	Violations of any provisions of § 166-1 not otherwise provided herein	\$300
§ 166-3	Removal of protective barriers from streets with permission for coasting	Not more than \$20
§ 166-4	Awning and sign placement	\$10 per offence per day in violation
§ 166-5	Breaking or digging up ground; placing post, fence, tree or edge stone	Not less than \$2 nor more than \$20 per offence per day in violation
§ 166-7	Failure to comply with provisions of § 166-7 for numbering	\$5 per offense per day in violation
§ 166-9C(1)	Shopping cart on-site retention	1st violation is warning, each subsequent violation is \$20 per cart
§ 166-9D(4)	Removal of shopping carts from establishment	\$50
§ 166-9E(1)	Retrieval of shopping carts	\$20 for each of the 1st three carts, \$40 each additional cart thereafter and storage fee of \$10 per cart per day
§ 166-9F	Any violations of § 166-9 unless otherwise provided herein	Written warning-1st offense; \$25 2nd offense; \$50 3rd and subsequent offenses

Chapter 176, Vehicles, Junk and Unregistered

§ 176-7	Violation of any provision of Chapter 176	Violation notice and \$50 fine; each day violation occurs or continues is separate offense and separate fine
---------	---	--

Chapter 179, Vehicles and Traffic

§ 179-3	Parking Fines	
§ 179-3	Within 10 feet of a hydrant	\$50
§ 179-3	Within an intersection	\$30
§ 179-3	Interfering with snow removal	\$15
§ 179-3	Fire station entrance	\$30
§ 179-3	On crosswalk	\$15
§ 179-3	On sidewalk	\$15
§ 179-3	Blocking driveway or private road	\$10
§ 179-3	Wrong direction	\$10
§ 179-3	Within 20 feet of an intersection	\$10
§ 179-3	Double parking	\$10
§ 179-3	Overtime parking	\$10
§ 179-3	Restricted area	\$15
§ 179-3	All-night parking	\$15

Chapter/ Section	Title	Fine Amount
§ 179-3	Over 12 inches from curb	\$10
§ 179-3	In a bus stop	\$50
§ 179-3	In a taxicab stand	\$10
§ 179-3	On a bridge	\$10
§ 179-3	Fire lanes	\$50
§ 179-3	Handicapped parking	\$250

Chapter 185, Quality of Life

§ 185-1H	Violation of any provisions of Chapter 185	Minimum of \$500 and maximum of \$1,000 per violation; each day after notification shall be considered separate offense
----------	--	---

Chapter 188, Vending Machines

§ 188-12	Violation of any provisions of Chapter 188	\$100 and cancellation, suspension, revocation or modification of permit pending hearing
----------	--	--

Chapter 192, Water

§ 192-4	Violation of provisions of Article II, Water Supply Emergencies	\$100 each offense; each day is a separate offense
§ 192-5B	Administration of penalties	Written warning, subsequent offenses subject to fine in § 192-4

Chapter 196, Wetlands

§ 196-11	Enforcement of violation of chapter	\$300 per offense; each day after notification shall be considered separate offense
----------	-------------------------------------	---